

Worthing Borough Council

Strategic Housing Land

Availability Assessment

(SHLAA)

An Assessment of Previously Developed Sites in the Built Up Area

November 2014

(Base Date of Study 01/04/2014)







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Role of a SHLAA

A Strategic Housing Land Availability Assessment (SHLAA) helps to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing. However, it is very important to note that whilst the assessment is a key evidence source it does not in itself determine whether a site should be allocated or permitted for development. <u>The SHLAA is a technical assessment and not a policy</u> <u>making document.</u> Therefore, identification of land for housing does not necessarily imply that the Council would allocate that land for housing or grant planning permission for development.

Scope of this Report

This SHLAA report considers the previously developed sites currently located within the built up area of the Borough. However, Government guidance is clear in that in order to provide an audit of available land there is a requirement that the assessment identifies <u>all</u> sites and broad locations capable of delivering housing. Furthermore, the SHLAA is an iterative process which needs to be reviewed and updated to reflect the changing nature of sites. Therefore, and as explained in more detail in this report (see Section 7) work on the SHLAA will continue beyond this stage to ensure the assessment is kept up to date and to consider greenfield opportunities, most of which currently lie outside the existing built up area boundary.

Base Date

It should be noted that the base date of this study is 01/04/14 which reflects the monitoring year used by the Council for housing data. Using this base date enables the Council to co-ordinate the annual housing returns with the supply assumptions made in this assessment. As a consequence it is acknowledged that the planning status of some of the sites assessed has changed between the base date and the publication of this study (November 2014). The SHLAA will be updated on an annual basis and, where appropriate, the status of some sites will be updated and these changes will be incorporated within subsequent versions.

1. Introduction

- 1.1.1 A Strategic Housing Land Availability Assessment (SHLAA) identifies the housing potential of sites within Worthing. It helps to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing. The SHLAA, which is required by the National Planning Policy Framework (NPPF), forms a key component of the evidence base which, alongside other documents, will be used to underpin policies and strategies for housing.
- 1.1.2 The first Worthing SHLAA was published in 2009 following a comprehensive review of all development opportunities in the Borough. That assessment was scrutinised during the Core Strategy Examination (2010) and has been reviewed and updated regularly through the Council's Annual Monitoring Report. Although the SHLAA has been kept up-to-date, it was considered appropriate to undertake a more thorough review following changes to the planning system at the national level and the publication of other updated housing studies at the local level.
- 1.1.3 The SHLAA update involves a re-assessment of all existing sites and the identification of new opportunities which has been informed by a further 'call for sites'. The SHLAA is an evolving study and will be updated as further information becomes available. Any updates will be reported annually through a review of the SHLAA and the Council's Annual Monitoring Report.
- 1.1.4 It is very important to note that whilst the assessment is a key evidence source to inform Plan making it does not in itself determine whether a site should be allocated or permitted for development. The SHLAA is a technical assessment and not a policy making document. Therefore, identification of land for housing in the SHLAA does not necessarily imply that the Council would allocate that land for housing or grant planning permission for residential development. Furthermore, the inclusion of land for residential development in the SHLAA does not preclude it being promoted or developed for alternative uses.
- 1.1.5 The character of Worthing is largely urban and the vast majority of the Borough is previously developed land which lies within the existing built up area boundary. There are very few greenfield opportunities for further development. As part of producing a new local plan for Worthing, the level of evidence required to make a robust assessment of greenfield sites is significant. Therefore, to ensure that progress on the SHLAA is made in a timely manner this initial stage of the reporting process focuses on previously developed sites currently located within the built up area of the Borough.
- 1.1.6 To consider the potential of previously developed sites in the first instance is sensible and pragmatic as they can often form the most sustainable form of

development. Furthermore, in most instances, these sites can be brought forward in advance of any Development Plan review and without the need to revise settlement boundaries. This approach is also in line with the NPPF which sets out a general presumption in favour of sustainable development and places a renewed emphasis on the reuse of brownfield sites as a key source of land for housing.

- 1.1.7 An alternative option for the Council would have been to delay the publication of a comprehensive SHLAA update until such time that the detailed evidence required on greenfield opportunities was in place and conclusions have been made. However, it is the view of the Council that the 'stepped' approach taken, which reports firstly on previously developed land, demonstrates a positive approach to the assessment process and is one which allows for capacity conclusions to be reached for the majority of the Borough. In this regard, it should be remembered that to be effective a SHLAA needs to be kept 'live' as it is an iterative document which should respond to new evidence and/or the changing nature and planning status of opportunity sites within the Borough.
- 1.1.8 SHLAA guidance is clear in that all development opportunities within the Borough need to be assessed regardless of the levels of housing needs. Therefore, following publication of this document, work on the SHLAA will give further consideration to greenfield opportunities, most of which currently lie outside the existing built up area boundary. The rigorous assessment of these sites (which are listed in Section 7) will be progressed alongside the development of a new Local Plan.

1.2 Format of the report

- 1.2.1 Further to this introduction, the national and local housing context is then referred to in Chapter 2, in particular focusing on the requirements of the National Planning Policy Framework and Planning Practice Guidance. Chapter 3 sets out the methodological approach taken in the SHLAA, introducing the 5 stages of the SHLAA process. As explained below, Chapters 4 to 8 then expand upon each of the SHLAA stages used to assess the sites:
- 1.2.2
- Chapter 4 (Stage 1) introduces the study area, how sites were identified along with setting the study threshold;
- Chapter 5 (Stage 2) identifies the site assessment process and steps taken to identify whether sites are available, suitable or achievable;
- Chapter 6 (Stage 3) sets out how the windfall allowance was calculated, identifying historic small site completion rates;

- Chapter 7 (Stage 4) presents the results of previously developed sites, identifying the potential sites and capacity figures. It then considers this figure in relation to historic delivery, overall housing supply and projected completions to 2029. The chapter then introduces Worthing's greenfield sites and sets out the further work required to assess these sites in more detail;
- Chapter 8 (Stage 5) sets out the steps still required to complete the final stage of the SHLAA.
- 1.2.3 The full results of the SHLAA site assessments are then presented in Appendix 1-4, with sites separated into the four respective SHLAA statuses:
 - Potential Sites (Appendix 1);
 - Rejected Monitor Sites (Appendix 2);
 - Rejected Sites (Appendix 3); and
 - Committed Sites (Appendix 4).
- 1.2.4 Each of the Appendices above includes a list of all the sites within that particular status, a summary of why it was deemed 'potential', 'rejected' or 'committed', along with a Borough-wide and town centre inset map of all relevant sites. In addition, the Potential Sites Appendix includes a detailed site assessment page and site map for each site assessed.
- 1.2.5 Appendix 5 provides an index of all SHLAA sites assessed, in order of their SHLAA reference number and their respective SHLAA status. Appendix 6 then summarises the existing evidence prepared by the Council, which highlights the competing demands of the Borough and the implications for land use availability. The site assessment templates used to assess the previously developed sites are presented in Appendix 7. Finally, Appendix 8 sets out the approach taken with regard to employment sites, bearing in mind national policy.

2. Setting the Context

2.1.1 This section sets out the national planning context for the production of SHLAAs and then goes on to explain the local policy position. At the national level the two key documents are the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG).

2.2 National Planning Policy Framework and Planning Policy Guidance

- 2.2.1 The requirement to undertake a SHLAA is now set out in the National Planning Policy Framework (NPPF) which was published in 2012. The NPPF (para 159) states that local planning authorities should have a clear understanding of housing needs in their area and to help achieve this they should prepare a SHLAA to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
- 2.2.2 In accordance with the requirements of the NPPF, the Council has therefore progressed work to comprehensively revise and update the existing SHLAA (starting first with a thorough assessment of previously developed sites). The objective of the assessment is to help boost the supply of housing and to provide robust information on potential housing sites that can, if relevant, be identified in the Local Plan and other Development Plan Documents. To achieve this, paragraph 47 of the NPPF requires Councils to:
 - use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period; and
 - to identify a short term supply of deliverable sites that are ready for development (years 1-5: a five-year supply of specific sites); and specific developable sites or broad locations for the medium term (years 6–10) and ideally in the long term (years 11–15).
- 2.2.3 In support of the NPPF, the Planning Practice Guidance (PPG), published in 2014, states that SHLAAs are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. The primary role of the SHLAA is to:
 - identify sites and broad locations with potential for housing;
 - assess their housing potential;

- assess their suitability for housing development and the likelihood of development coming forward (availability and achievability).
- 2.2.4 A footnote to NPPF paragraph 47 states that to be considered deliverable, sites should be available now and offer a suitable location for development. Opportunities should be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that the scheme will not be implemented within five years, for example if they would not be viable, if there is no longer a demand for the type of units proposed or they have long term phasing plans.
- 2.2.5 To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. The assessment process is explained in more detail in the assessment methodology available on the Council's website and the assessment form templates used for this study can be viewed in Appendix 7.
- 2.2.6 In summary, an effective SHLAA will form a key component of the evidence base to underpin policies in development plans for housing including supporting the delivery of land to meet identified need. Using the assessment, the Council will be able to plan proactively by selecting sites to go forward into development plan documents to help meet objectively assessed needs.
- 2.2.7 It is important to note that the assessment is an important evidence source to inform plan making but does not, in itself, determine whether a site should be allocated for development. This is because not all sites considered in the assessment will be suitable for development (e.g. because of policy constraints or if they are unviable).
- 2.2.8 It is the role of the assessment to provide information on the range of sites which are available to meet need, but it is for the development plan itself to determine which of those sites are most suitable to meet those needs.

2.3 Local Context

2.3.1 The Worthing Core Strategy, which was informed by earlier versions of the SHLAA, was adopted by the Council in 2011. The intention was that this adopted Plan would help guide planning and development in the Borough up to 2026 and that it would provide the context for all subsequent Local Development Documents.

- 2.3.2 With regards to housing, the Core Strategy seeks to deliver a total of 4,000 dwellings to 2026 (200 dwellings/year) which was the requirement set for the Borough within the South East Plan. This is a figure that takes into account the relative lack of opportunities for any more significant growth in and around Worthing and, as such, the key focus of the local strategy is regeneration. There was never any suggestion that this was a level of development that would meet all of Worthing's housing needs. Housing delivery targets reflect this.
- 2.3.3 Without any significant change to the planning system the Council would have continued to deliver the aims of the Core Strategy. However, upon coming to power, the Coalition Government announced a full review of the planning system. A key change was that Regional Strategies (such as the South East Plan) and their associated housing targets were abolished. In line with new national planning policies local planning authorities are now required to ensure that their Local Plan sought to meet Objectively Assessed Need (OAN).
- 2.3.4 For Worthing the most up to date published assessment of objectively assessed housing needs identifies a range of 500-600 homes per year. This range is based on demographic and household projections, taking account of housing market signals (in particular affordability) and potential pressures from economic growth. The figures are taken from the Assessment of Housing Development Needs Study: Sussex Coast HMA (April 2014), a background study that was prepared for the Sussex Coast local planning authorities by consultants, GL Hearn.
- 2.3.5 Further bespoke work to assess the housing needs for Worthing, to incorporate latest projections, has since been commissioned. Whilst the output from that work will not be finalised in time to inform this stage of the SHLAA reporting, it is already very clear that the housing need for Worthing is significantly higher than the 200 dwellings per year currently the annual provision requirement within the Worthing Core Strategy. In relation to these projections, advice in the PPG indicates that the weight given to such figures should take account of the fact that they have not been tested or moderated against relevant constraints. The SHLAA forms one element of this testing process and this work will help to identify potential opportunities for residential development.
- 2.3.6 With new information on housing need levels emerging, guidance is clear in that a full plan review is required if the existing Development Plan (Core Strategy) is not in general conformity with the NPPF, and in particular, if it does not seek to meet objectively assessed housing needs. The Planning Advisory Service (PAS) recommends that a local planning authority should start to review its Core Strategy if, as a result of an updated housing market assessment, there is an increase in the level of housing need. This will be particularly the case for authorities such as Worthing where the Core

Strategy was adopted pre-NPPF and where emerging evidence is showing that the Council's objectively assessed housing needs are much greater than that being planned for in the Core Strategy.

- 2.3.7 It is concluded that to ensure that the Council is able to retain a level of local control over developments it is vital that the Council has an up-to-date Development Plan in place that conforms to the NPPF. It is therefore considered that the only option available to the Council is to undertake a full review of the Core Strategy which would be advanced as a new Local Plan. The SHLAA will form a key piece of evidence as housing policies are developed within the new Plan.
- 2.3.8 Whilst the new Local Plan for the Borough will have to consider the potential to meet objectively assessed housing needs the demands of other land uses should not be overlooked. To ensure that future developments help to realise the vision of sustainable development the needs of other uses such as leisure, employment, open space and community uses should also be taken into account. This approach accords with the NPPF which requires local authorities to guard against the unnecessary loss of valued facilities and deliver an integrated approach to considering the location of housing, economic uses and community facilities and services.
- 2.3.9 Given the severely constrained nature of the Borough there will often be competing demands from a variety of uses placed on the development opportunities that are available. A summary of some of the evidence relating to other uses is set out in Appendix 6. Whilst it will be the role of the new Local Plan to balance the demands of different uses it is useful to summarise the wider context within this SHLAA to help demonstrate the general lack of capacity to meet development needs within the Borough.

3. Methodology

3.1.1 The methodology used to prepare this SHLAA was originally based on the government's SHLAA Practice Guidance 2007 which was the most up to date guidance at the time this review commenced. Consultation on this methodology was undertaken by the Council during the 'call for sites' stage in the summer of 2013. The detailed methodology can be viewed on the Council's website at:

http://www.adur-worthing.gov.uk/media/media,110595,en.pdf

3.2 Changes to the Methodology since April 2013

- 3.2.1 It should be noted that since the publication of the Council's methodology in 2013, the Government has, in March 2014, published guidance on housing and economic land availability assessments within the Planning Policy Guidance (PPG). Whilst the guidance has reduced the number of stages for the study from ten to five the main requirements remain consistent and the key principles used in the Council's original methodology still apply. As such, there is no need to make any significant changes to the methodology used but for reporting purposes the Council will set out its findings using the five steps established in the PPG:
 - Stage 1 Identification of sites and broad locations
 - Stage 2 Site assessment
 - Stage 3 Windfall assessment (where justified)
 - Stage 4 Assessment review
 - Stage 5 Final evidence base
- 3.2.2 The tasks involved in each of the five main stages are set out in the methodology flowchart overleaf and then explained within the following sections of this report. As explained in more detail elsewhere in this report the Council, whilst following the key steps set out in the flow chart, has taken an approach whereby the assessment of previously developed sites has been reported in the first instance.



4. Stage 1 - Site Identification

4.1 The Study Area



Figure 2. SHLAA Study Area

4.1.1 As shown in Figure 2, the study area of the Worthing SHLAA excludes parts of the Borough which lies within the South Downs National Park (SDNP). Any development opportunities that are located in these areas will be considered as part of a separate SHLAA being progressed by the South Downs National Park Authority. The link below to the South Downs National Park website provides further information:

http://www.southdowns.gov.uk/planning/planning-policy/local-plan/evidenceand-supporting-documents/strategic-housing-land-availability-assessment

4.2 Identification of Sites

- 4.2.1 All previously developed sites considered within the existing SHLAA were reassessed, taking into consideration any changes in circumstance, constraints or policy that might mean their status had changed (becoming suitable or unsuitable). New sites were also actively sought, through both a 'call for sites' exercise and desktop review.
- 4.2.2 A wide range of internal departments, general and statutory consultees and stakeholders were involved throughout the process. Stakeholders consulted included, amongst others, developers, local community and business groups, partner organisations and those promoting land or known to have land interests within the Borough. Consultees were invited to contribute and comment on the methodological framework, promote sites and also provide information and evidence as to the suitability of sites or particular constraints that had been identified.
- 4.2.3 The SHLAA assessment, when finalised, seeks to identify all sites and broad locations available within Worthing. Owing to the land constraints within the Borough, with the South Downs National Park (SDNP) to the north and the sea to the south, there is very limited land availability. Therefore, the Council is confident that a proactive and thorough audit of all available land has been undertaken that has left 'no stone unturned'.
- 4.2.4 In line with the PPG, the SHLAA needs to identify <u>all</u> possible sites and broad locations, regardless of the 'amount of development needed'. It will be up to the Local Plan process to then identify suitable sites and locations for the levels of development required by the Objectively Assessed Needs (OAN) assessment. However, as explained elsewhere in this report, at this stage, the SHLAA focuses on previously developed sites that currently lie within the built up area boundary. The detailed assessment of greenfield opportunities is on-going and further evidence is required to come to a conclusion on these sites, which will be made throughout the Local Plan process.
- 4.2.5 Planning Practice Guidance indicates that the assessment should consider all sites or broad locations capable of delivering five or more dwellings. It also allows departures from the guidance if there is reason to do so. For the purposes of this SHLAA, the assessment has considered all sites capable of accommodating six or more dwellings (gross).
- 4.2.6 The use of a six dwelling site threshold reflects the historic division between 'large' and 'small' sites used by West Sussex County Council for monitoring purposes. However, to ensure all opportunities are accounted for, and to avoid any double counting, evidence of housing delivery on small sites of five dwellings or fewer has been used to calculate the windfall allowance. Therefore, the use of a six dwelling site threshold is considered justified.

- 4.2.7 The 'call for sites' exercise was undertaken in summer 2013 when a letter was sent to interested parties inviting them to promote sites for consideration within the SHLAA. The methodology was also published for consultation at the same time and it should be noted that no representations were received or concerns raised. The call for sites and wider consultation was available to everyone but was particularly targeted towards key stakeholders (including the Home Builders Federation, house builders, developers, Registered Providers and local property agents). The call for sites letter was published on the Council's websites and was also promoted via the Planning Policy Newsletter. In addition, a 'call for sites' advertisement was published in the Worthing Herald on Thursday July 18th 2013.
- 4.2.8 All new previously developed sites submitted as part of this process have been fully assessed for their development potential alongside all existing opportunities. A working draft SHLAA was published in spring 2014. Whilst the Council would not normally publish technical evidence documents for consultation, it was considered that stakeholders and landowners with an interest in the sites should have the opportunity to review both the initial sites assessments and to submit further information where appropriate. In addition, this stage of consultation was used as another opportunity to 'call for sites'.
- 4.2.9 Along with the 'call for sites' exercise, a desktop review and internal consultation was carried out to consider an extensive range of potential sites. This was undertaken in conjunction with various internal departments within the Council including Estates, Regeneration and Development Management. It is clear that the Council has tried to actively identify sites that may be able to meet development needs within the Borough and has not simply relied on the call for sites process.
- 4.2.10 The assessment process is one which has sought to identify as many sites as possible with housing potential in and around the study area. Table 1 overleaf indicates the sources used to compile the list of sites included in the SHLAA.
- 4.2.11 As shown in the table, opportunities considered included land currently in non-residential use which may be suitable for re-development for housing. This has included employment land and commercial buildings. Whilst the NPPF encourages the change of use from these land uses to residential it is made clear that this should be dependent on there not being strong economic reasons why such development would be inappropriate. The need to achieve a sustainable mix of land uses is particularly important in very constrained areas such as Worthing and, for this reason, the Council considers it to be vital that an appropriate level of employment land is retained / delivered. The approach that has been taken within this SHLAA to the potential of employment sites is explained in more detail in Appendix 8.

Table 1. Sources of Sites included in the Assessment

Source of Information	Data provided
	Sites within the planning process
WSCC Residential Land	Sites under construction or completed.
Availability monitoring information	Sites with planning permission but not commenced at the base date of the SHLAA
Worthing Core Strategy	West Durrington, a strategic site of 700 dwellings and Areas of Change, some of which include residential development.
Site Specific Development Briefs	Identifies specific sites and constraints to delivery
AWDM list of planning applications refused /withdrawn/permission expired	Identifies potential constraints to delivering sites
Site	es not currently in the planning process
Adur and Worthing Council's Empty Homes Register	Identifies vacant buildings
Worthing Borough Council Asset Management Information	Identifies Council owned land and buildings and background information
Council's GIS system	Contains a large amount of information from both internal and external sources, including contaminated land records, flood risk zones, planning designations.
Aerial Photographs	Helps to identify characteristics of site and surrounding area, topography, site boundaries
Call for Sites exercise	Provided an opportunity for any interested party to put forward site(s) for consideration. Supporting information requested.
National Land Use Database	Provides details of vacant and underused land and buildings and potential constraints on delivery.
Register of Surplus Public Sector Land	Identifies surplus land and buildings owned by public bodies.
Worthing Employment Land Review Update 2013	Assesses the local economy and employment sites and the supply and demand dynamics for employment uses within the Borough.
Adur and Worthing Open Space Study 2014	Provides a clear vision and recommendations on future provision of open space, sport and recreation.
Worthing Borough Council Commercial Property Register	Identifies vacant buildings

5. Stage 2 - Site Assessment

- 5.1.1 After identifying as many new sites as possible, all previously developed existing sites were assessed to come to a conclusion about their development potential. To carry out this work, a new Access database was created to hold all site assessment information, to include both existing sites and any new sites identified through the methods identified in Chapter 4. This comprehensive database included a wide range of criteria used to fully assess the site potential. This approach helped to provide an audit of the relevant development constraints, policy restrictions and potential impacts of development. Assessment forms templates were developed and the templates used for this study can be viewed in Appendix 7. This included both a 'site visit assessment form' and 'desktop assessment form', the results of which were then inputted into the Access database. The database was also linked to a mapping layer of all SHLAA sites in the Borough, which was overlaid with additional Council mapping layers to identify any additional site constraints.
- 5.1.2 The site assessment work also included liaison with a number of stakeholders, including West Sussex County Council, the Environment Agency, the Highways Agency and Natural England. Discussions with landowners, developers and relevant professional officers within the Council have also helped to inform the assessments. Existing studies and evidence was also considered and Appendix 6 provides a brief summary of the evidence documents that have been used to consider the needs of different land uses within the Borough.
- 5.1.3 The potential residential density of each opportunity was estimated, along with the developable area of the site thereby helping to identify a potential yield. The majority of sites identified as having potential for development are the subject of planning applications / planning briefs where an appropriate density has already been established. For those sites not yet in the planning process, each site was considered by the Council's Planning Services Team and an appropriate density applied. In line with the Core Strategy the density assumptions reached take into account the aim of maximising each development opportunity balanced against accessibility and the need to protect the character of the local area.
- 5.1.4 In line with the SHLAA methodology identified in Chapter 3, the assessment forms incorporated a wide range of considerations that helped to inform conclusions reached as to the availability, suitability and achievability of sites and the key considerations of each criteria are shown in more detail below.

5.2 Suitability

- 5.2.1 The following aspects were considered when assessing suitability:
 - Whether the site is in a sustainable location within close proximity to local services
 - Character of surrounding area
 - Existing use and policy restrictions
 - Site constraints including access; impact on highways and strategic road network; ground conditions; contaminated land and flood risk;
 - Potential impacts on heritage assets
 - Potential impact on landscape and the natural environment
 - Whether the site is impacted by environmental conditions such as rail, road or other noise.
- 5.2.2 Where a significant constraint was identified that would make the site unsuitable for development, the site was rejected on suitability grounds.

5.3 Availability

- 5.3.1 The developer, landowner or agent was identified where sites had been promoted. To help come to a view as to whether the site could be considered to be available, where possible, the following information was recorded:
 - Who controls the site?
 - Who owns the site?
 - Are there any legal constraints?
 - Has an intention been expressed to develop the site?
 - What is the planning status of the site?
- 5.3.2 Where there was no intention expressed to develop the site, or where significant issues had been identified that would prevent any potential development from coming forward, the site was rejected on availability grounds.

5.4 Achievability

- 5.4.1 Market, cost and delivery factors were considered and a judgement was made as to the likely impact of these on the deliverability of the site. In particular the following was considered:
 - What impact do adjacent land uses have on the marketability of the site?
 - What is the economic viability of the site's existing use?
 - What is the economic viability of alternative uses (in particular residential development)?

- What is the attractiveness of the location in terms of marketability of the site?
- Is there a demand for the proposed type of development?
- What are the site preparation costs are they low, average or enough to affect achievability of the site?
- What exceptional works are necessary that could affect the viability of the site?
- To what extent are higher than average design standards required?
- What funding options are available and what additional investment is required (if known)?
- Will the development be phased?
- Will the development be delivered by a single developer or a multiple consortium?
- Is the necessary infrastructure required to enable the development available within the short, medium or long term?
- 5.4.2 Where market, cost and delivery factors were considered to impact on the deliverability of development, the site was rejected on achievability grounds.

5.5 Assessment Summary

5.5.1 Where sites were identified as suitable, available and achievable, they were deemed 'Potential Sites' and further assessment work was carried out to determine the realistic delivery timescale of the site. The database also has a built in monitoring section that will be updated as and when new information is available on sites and the SHLAA status of sites will be reviewed regularly and reported on an annual basis. Should the Council receive additional information on a site that influences its suitability, availability or achievability, the site will be updated in the next monitoring year, if amendments are considered acceptable. This is deemed by the Council to be a proactive approach and ensures that conclusions are evidence-based and are as up to date as possible.

6. Stage 3 – Windfall Assessment

- 6.1.1 Historically, small sites of 5 dwellings or less (comprising mainly of infill sites, changes of use and conversions) have made a significant contribution to the delivery of housing in Worthing. It is therefore important that the continued delivery of these opportunities is factored into housing land supply assumptions.
- 6.1.2 Planning Policy Guidance sets out criteria for including a windfall allowance in local plans and this has been used to inform this assessment. By analysing past trends and using data over a nine year period 2005-2013, a windfall allowance for sites under 6 dwellings (which is the size threshold for the SHLAA) has been calculated.
- 6.1.3 The NPPF does not allow for development on garden land to be included in the windfall allowance. Historic monitoring data identifies all development sites on garden land. These have therefore been excluded from the analysis.
- 6.1.4 Informed by evidence set out in Figure 3 and Table 2, a windfall allowance of 81 dwellings per annum has been included as part of the housing delivery strategy for Worthing for the period 2017-2029.
- 6.1.5 The reason why an allowance for windfall development has been made between 2017 to 2031 (rather than 2014-2031) is to avoid any double counting of small sites which currently have planning permission. All sites with permission are incorporated within other monitoring so an allowance has not been made for the three years of the Plan 2014/15 2016/17.



Figure 3. Worthing Small Site Completions (under 6 units) 2005 to 2013

Table 2. Small Site Completions (Gross, Losses and Net) 2005 to 2013

Year	Gross	Losses	Net	Average (over 9 years)
2005	114	30	84	
2006	118	35	83	
2007	155	36	119	
2008	100	55	45	
2009	210	49	161	
2010	124	22	102	
2011	101	14	87	
2012	22	3	19	
2013	41	11	30	
Total	985	255	730	81

7. Stage 4 – Assessment Review

7.1 Previously Developed Sites

- 7.1.1 A total of 248 previously developed sites were identified and assessed through this SHLAA. Sites were assessed using set criteria (set out in Chapter 5 and Appendix 7). This section of the report provides a summary of the conclusions and sets out additional data for those sites considered to have development potential. The sites assessed have been categorised within the following 4 headings:
 - 1. <u>Potential Site</u> These **17** sites have been assessed as being suitable, available and achievable and are included in this initial SHLAA as a potential source of housing delivery. A site assessment form and map indicating the site boundary has been produced for each of these sites are included as Appendix 1.
 - 2. <u>Rejected Site Monitor</u> These **35** sites (set out in Appendix 2) have been assessed as being broadly suitable for housing development but are not currently available for development. For the reasons given on the assessment forms these sites are not currently being taken forward in this SHLAA but it is considered that there is good reason to think that they may offer some development potential in the longer term. As such, they will be monitored on an annual basis and any change in circumstances will be reported through the Annual Monitoring Report and subsequent SHLAA updates.
 - 3. <u>**Rejected Site**</u> These sites have been rejected and are not taken forward in this SHLAA as a conclusion has been reached that there is no realistic prospect of them coming forward for residential development within the timeframe of this assessment. The list of sites and the key reason(s) for rejection are included as Appendix 3. There are **87** sites in this category.
 - 4. <u>Committed Site</u> These sites have not been included in the SHLAA because they have either been completed, are under construction or have been granted planning consent before the base date of the survey (1st April 2014). Dwellings delivered in this category will be accounted for through other monitoring. Of the 248 sites assessed there are **109** sites in this category and they are included in Appendix 4.
- 7.1.2 Maps annotated with all sites within each category can be found within each respective Appendix.

Figure 4. Breakdown of SHLAA Sites



Table 3. Breakdown of SHLAA Sites

SHLAA 2014 Status	Number of Sites	Percentage of Total
Potential Site	17	7%
Rejected Site – Monitor	35	14%
Rejected Site	87	35%
Committed Site	109	44%
Total	248	100%

7.1.3 As shown above, 17 sites are currently considered to be available, suitable and achievable and which have the potential to deliver 970 net new homes during the Plan period to 2029.

Table 4. Potential Sites Summary

SHLAA ID	SHLAA Sites	Years 1-5	Years 6-10	Years 11-15	Gross	Net
WB08207	The Aquarena Brighton Road (AOC1)	25	60	0	85	85
WB08046	Bus Depot Library Place (AOC2)	0	42	0	42	42
WB08180	Grafton Multi-Storey Cap Park, Augusta Place (AOC3)	0	100	0	100	100
WB08041	Land North of Ann Street & South of Union Place (AOC4)	0	35	160	195	195
WB08042	Former Police Station, Union Place (AOC4)	0	55	0	55	55
WB08039	Teville Gate, Railway Approach (AOC5)	260	0	0	260	260
WB08048	Gas Holder Station, Lyndhurst Road (AOC7)	25	60	0	85	85
WB13018	Land North of Northbrook College, Littlehampton Road Phase 3	42	0	0	42	42
WB08181	MGM House, Heene Road	0	7	0	7	7
WB08028	2 Hastings Road	6	0	0	6	5
WB08044	Land South of Stoke Abbott Road	20	0	0	20	20
WB13012	6 Southey Road	9	0	0	9	8
WB13010	Jolly Brewers, 39 Clifton Road	20	0	0	20	19
WB13020	7 The Steyne	9	0	0	9	8
WB13009	25-26 West Parade	22	0	0	22	20
WB08129	Land at 6-8 West Avenue (1465/12)	9	0	0	9	7
WB08068	185-187 Findon Road	12	0	0	12	12
	Total	459	359	160	978	970

7.2 Housing Supply

- 7.2.1 Other sources of housing land have also been carefully considered to assess their contribution to housing supply:
 - Historic Dwelling Completions / Past Delivery
 - Dwelling Commitments
 - Windfall Allowance
- 7.2.2 As reflected in Table 5 below, it is estimated that currently a total of 3,560 (net) new homes can be delivered in the period to 2029. This equates to 237 homes per year over a fifteen year period. This is broadly similar to historic completion rates over the last ten years, which have averaged 246 dwellings per year, as shown in Figure 5.

Sources of Housing Supply	Years 1-5	Years 6-10	Years 11-15	Total Gross	Total Net
West Durrington	700	-	-	700	700
Projected Completions (6+ Dwellings)	798	-	-	798	755
Projected Completions (Small Sites less than 6)	163	-	-	163	163
Windfall Allowance ¹	162	405	405	972	972
Potential SHLAA Sites	459	359	160	978	970
Total Projected Completions	2282	764	565	3611	3560

Table 5. Total Projected Completions to 2029

¹ Figures in windfall allowance do not cover years 1-3 to avoid double counting with existing commitments.



Figure 5. Historic Delivery 2005-2014

- 7.2.3 The most up to date published assessment of Objectively Assessed Housing Needs identifies a range of 500-600 homes per year. As previously stated in this report, a more detailed and bespoke housing needs assessment for Worthing (to incorporate latest demographic projections) is currently being progressed.
- 7.2.4 Although the latest set of housing needs figures for Worthing will not be available until early 2015 it is very clear that the level of development that will come forward on sites with planning permission and other previously developed opportunities identified in the SHLAA falls well below the Council's Objectively Assessed Housing Needs. Although all development opportunities need to be considered within a SHLAA (regardless of need) it is this shortfall that will, in part, inform the consideration of other development opportunities within the Borough.

7.3 Other opportunities including Greenfield Sites

- 7.3.1 The Council's SHLAA is a 'live' document which will be continually updated as sites are delivered or new opportunities are identified. Furthermore, this version of the SHLAA forms the first part of a thorough assessment of all opportunities in the Borough.
- 7.3.2 As previously explained, this report focusses on the future housing potential of previously developed sites which lie within the current built up area boundary (as established within the Worthing Core Strategy) but this is not the only potential source of housing supply. Whilst previously developed

sites can often provide a sustainable form of development there are other development opportunities within the Borough that could provide a source of housing supply and these should not be overlooked.

- 7.3.3 In this regard, government guidance is clear in that in order to provide a comprehensive audit of available land, there is a requirement that the assessment identifies all sites and broad locations capable of delivering five or more dwellings. This requirement to consider all potential sites is regardless of the amount of development needed or the capacity of sites To conform to guidance there is therefore an previously identified. automatic need to consider the development potential of land outside the current built up area boundary including greenfield sites around Worthing. This is further emphasised when the level of identified housing need for the Borough is considered in relation to the relatively limited amount of suitable, available and achievable previously developed sites within the existing built up area. There is also a requirement for the Council to consider the needs of other local planning authorities under the duty to co-operate (albeit for Worthing this is against the backdrop of significant housing needs within the Borough which are unlikely to be met).
- 7.3.4 Therefore, in line with guidance and in response to the levels of housing need, it is clear that the assessment will now need to consider sites that have not previously been developed and/or lie outside the current built up area. When looking at these forms of opportunities guidance states that, 'plan makers will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate'.
- 7.3.5 With the above in mind the Council will need to consider other options to meet housing need. Linked to the future review of the Council's Development Plan all options for further development will need to be tested through the Sustainability Appraisal which will assess the costs and benefits of different levels of growth. For example, options will include the conversion or change of other land uses to residential and / or the delivery of higher density development within the existing built up area of the Borough. The only other realistic option for Worthing will be the potential allocation of new greenfield sites around the town.
- 7.3.6 However, given the character of Worthing, the options for further expansion are severely restricted. The tightly drawn boundary around the town, the presence of the sea to the south and the South Downs National Park to the north and very narrow gaps between settlements to the east and west means that opportunities for significant growth don't exist. There are no villages to expand and there is insufficient land to consider a new settlement. Table 7 below illustrates the approximate land areas related to key land designations within the Borough.

	Land Designation	Approx Area (Hectares)	Percentage of Total Area (%)
А	Worthing Borough Total Area	3,378	100
В	Within National Park	821	24
С	Outside National Park (Local Plan Area) (A-B)	2,557	76
D	Within Built Up Area	2,282	68
Е	Outside Built Up Area (including NP) (A-D)	1,096	32
F	Outside NP and Outside BUA (E-B)	275	8

Table 6. Land Designation Breakdown in Worthing Borough

7.3.7 The table shows that a relatively small proportion (8%) of the Borough lies within land that falls outside the existing built up area and outside the South Downs National Park (the South Downs National Park Authority is a planning authority in their own right). However, this figure is even further reduced if the allowance for the coastline (144ha), which includes the beaches and promenades and Brooklands / allotments to the east of the Borough (39ha) are removed. In doing so it can be shown that, in realty, there is approximately 92ha of land that lies outside both the built up area boundary and the South Downs National Park boundary that might offer some future development potential. This represents approximately 2.7% of Worthing Borough as a whole.

Figure 6. Worthing Context Map



- 7.3.8 The development strategy, previously established in the Council's Core Strategy, sought to locate the majority of new housing on previously developed land. Whilst importance was placed on protection of the surrounding greenfield areas the Core Strategy also concluded that it might be necessary to re-appraise the development potential of land outside the built-up area boundary as part of any future borough-wide housing land review.
- 7.3.9 Given the lack of opportunities in the Borough the only realistic option for growth (beyond those sites already tested in this study) are greenfield extensions and even these opportunities are limited within the context of Worthing. The opportunities that do exist, and that are listed below, have all been promoted for development during the 'call for sites' stage (as they have been previously when earlier versions of the SHLAA were published). A total of 8 greenfield sites have been identified through both the "Call for Sites" exercise and desktop research.

Ref	Name	Site Area (Approx.)	Brief Description
WB08037	Land North of West Durrington Development (PFDA)	9.8ha	This site, which is located in the north west of the Borough, is currently in agricultural use. The A27 runs along the northern boundary beyond which is the South Downs National Park. The northern part of the site hugs the 'Coach and Horses' Public House and environs. Castle Goring Conservation Area and open land lie to the West. The West Durrington Strategic Development site (allocated as Policy CS1) lies to the south and medium density residential dwellings are located to the east.
WB08162	Worthing United Football Club, Beeches Avenue	1.5ha	This site, located to the north east of the borough, is currently used as football club. It is located to the north of the Lyons Way Retail Park and Downlands Business Park and is adjacent to the South Downs National Park which lies to the north. Site is relatively open in character although there is a level of built development associated with the current use in the southern part of the site. To the west lies SHLAA site 'land north of Beeches Avenue' (WB08176) which is included as a potential site for development in conjunction with this site. Unlike the football club, land at Beeches Avenue lies outside the built up area boundary.
WB08183	Land West of Fulbeck Avenue	0.8ha	Triangular unused area located in the north west of the Borough which consists of unmanaged scrub – the boundaries are heavily vegetated. The Trout Public House (now vacant) is located to the south west and medium density suburban housing is located to the east. The Caravan Club (SHLAA ref WB08138) adjoins the site to the west. The north west of the site abuts land designated as SNCI. The West Durrington strategic development area lies slightly further to the north.

Table 7. Sites Currently Within Built Up Area Boundary

Site Area Ref Name **Brief Description** (Approx.) Caravan WB08138 5.7ha The site, which is located in the north west of the Borough, Club. Titnore is currently leased by the Caravan Club and is in use as a Way caravan site with associated facilities (79 pitches). The site is surrounded by a strong belt of woodland/mature trees. To the west of the site is the West Worthing Tennis Club and to the south lies residential uses along Titnore Way. To the east lies an area of open land (SHLAA reference - Fulbeck Avenue - WB08183) and the former Trout PH and car park. To the north of the site lies the strategic development area of West Durrington with countryside (SDNP) beyond. WB08152 Land South 28.1ha Large rectangular site, located to the west of the Borough, of Highdown, which consists of open/arable land in agricultural use. The Littlehampton site is bounded by the A259, Littlehampton Road to the Road (also north (beyond which is the SDNP). The railway line lies to known as the south and residential uses are located to the east and Chatsmore west. Broken vegetation runs along the boundaries of the site which is open and relatively flat. Electricity pylons Farm) dissect the site (east to west) as does Ferring Rife. The south western corner of the site is located within Arun District and the Worthing Borough / Arun District boundary runs along the western edge of this area. WB08163 Land South 4.4ha Site, which lies to the north east of Worthing, consists of of Upper an area of open green space between Worthing and Brighton Sompting (the Adur District / Worthing Borough boundary Road abuts the eastern boundary of the site). The site consists of grassland with a network of small hedgerows. There is a public footpath running east to west across the site. To the north lies the local road with an area of open land in equestrian use and to the north of this is the A27 with SDNP beyond. To the south lies residential uses beyond which are industrial estates. Residential uses and Bramber First School are located to the west. WB08176 Land North of 2.8ha Site, which lies to the north east of Worthing, is Beeches sandwiched between the Built Up Area boundary on 3 Avenue sides and South Downs National Park to the north. Land is currently used as a pony paddock and for grazing. To the south east of the site there is a car repair workshop and hardstanding. Charmandean Lane, which acts as a well screened footpath, is located on the western boundary. To the south are detached dwellings along Beeches Avenue that leads to the A27. The eastern

Table 8. Sites Currently Outside Built Up Area Boundary

			boundary is vegetated and separates the site with Worthing United Football Club (SHLAA ref - WB08162) which is included as a potential site for development in conjunction with this site.
WB08182	Land North East of Amberley Drive	32ha	Large site located in the south west of the Borough which mainly consists of open agricultural land. The site, which is bordered on three sides by residential uses, is an open area, approximately half of which lies within Arun District. The boundary to the north is llex Way, a public footpath within a Conservation Area. To the north east of the site is a pavilion and playing fields, with Goring Hall Hospital (a Listed Building) beyond the site boundary. The site is split in the middle by Amberley Drive a local access road. The southern boundary of the site is adjacent to Marine Drive, beyond which is an open green, known locally as 'Goring Greensward', which leads to the beach. The western boundary is adjacent to a narrow woodland (The Plantations) that extends north to south to the beach.

Figure 7. Greenfield Sites (including West Durrington)



7.3.10 As illustrated on the map above and set out in the associated tables, three of the eight greenfield opportunities lie within the current built -up area boundary (as established within the Worthing Core Strategy). Whilst one of

these, the Worthing Football Club site, has a level of development already on the site it is being treated as 'greenfield' within this SHLAA as it is included as a potential site in conjunction with 'land north of Beeches Avenue' which is undeveloped and lies outside the built up area boundary.

- 7.3.11 The other two sites within the built-up area (Land North of West Durrington Development (PFDA) and Fulbeck Avenue) may provide an opportunity to contribute to, and consolidate, the creation of the sustainable mixed community which is approved for the wider West Durrington urban extension. In this regard, it should be noted that the PFDA has already been considered as part of the Environmental Impact Statement, Transport Assessment, Landscape Appraisal and other work associated with the West Durrington wider development.
- 7.3.12 Whilst the Council will continue to monitor opportunities on previously developed sites a comprehensive assessment of these greenfield opportunities will now be undertaken. Initial work has commenced to assess greenfield opportunities but, in many respects, the level of information required to make an assessment of housing potential on greenfield site needs to be more robust and thorough than that for previously developed sites where, in general, there is a presumption in favour of sustainable development. Further evidence will continue to be collected to inform the assessment of greenfield opportunities. Although some of these sites may provide an opportunity to deliver housing in the future it would be premature to come to a conclusion on this or the potential capacity of each site prior to this evidence being in place.
- 7.3.13 All of these sites will be assessed against the criteria in this SHLAA alongside the Sustainability Appraisal and various evidence studies which will take account of a range of identified issues and constraints, including biodiversity, flood risk, transport, landscape and infrastructure capacity.

7.4 Stage 4 - Summary

- 7.4.1 This stage of the SHLAA has largely focussed on opportunities for development presented by previously developed sites. As shown above, 17 sites are currently considered to be available, suitable and achievable and which have the potential to deliver 970 (net) new homes during the Plan period to 2031.
- 7.4.2 When these are added to extant permissions (918) and an allowance made for windfalls (972) the total housing supply over the period to 2029 is shown to be 3,560 dwellings.
- 7.4.3 When balanced against the most recently published Objectively Assessed Housing Need of 500-600 dwellings per year (which may potentially increase when the latest Government projections are used to inform the emerging bespoke housing needs study for Worthing) as well as duty to co-operate
requirements there is a clear need to consider the potential of other opportunities beyond those already considered in this assessment. Regardless of need Government guidance states that an assessment must be made of <u>all</u> opportunities.

- 7.4.4 The ability of any potential development options to help meet some of the housing need will be dependent on the environmental, infrastructure and market capacity. To enable the Council to make informed decisions a thorough evidence base will be established. This will include landscape and biodiversity assessments, transport studies, an Employment Land Review and an Infrastructure Capacity study.
- 7.4.5 With regards to greenfield sites there are very few realistic opportunities for further expansion around the town and, as explained above, these have all been put forward as sites with development potential following a 'call for sites'. The potential for housing development on these sites will be considered in future versions of this SHLAA which help inform the drafting of a new Local Plan for the Borough.
- 7.4.6 Given the levels of housing need and the limited sites and opportunities available for further growth it is already apparent that Worthing is not going to be in a position to meet its full objectively Assessed Housing Needs. As a consequence the Council is working with, and will continue to work with, other local authorities through the Duty to Co-operate to address the issue of unmet need.

8. Stage 5 – Final Evidence Base

- 8.1.1 Stage 5 of the SHLAA methodology / guidance is the pulling together of the findings to provide the final evidence that will inform Plan making.
- 8.1.2 To ensure consistency and transparency, and to conform with national guidance, a set of standard outputs are required. Whilst many of these outputs have been incorporated within this SHLAA report it should be remembered that these reflect opportunity areas on previously developed sites within the built up area. The next phase on the study will focus on other opportunities including the potential of greenfield sites. Whilst the study outputs to date provide a good overview of potential within the Borough it will only be when the all opportunities within the Borough are fully assessed that the Council will be able to publish the final 'supply' conclusions from the SHLAA. This will incorporate a detailed housing trajectory to illustrate the expected rate of delivery for the plan period.
- 8.1.3 As previously explained, the development potential of greenfield opportunities will be informed by evidence and their assessment will be progressed alongside the emergence of a new Local Plan. It is the role of the SHLAA assessment to provide information on the range of sites which are available to meet need, but it is for the Development Plan itself to determine which of those sites are most suitable to meet those needs.
- 8.1.4 It is the Council's intention that the SHLAA will be kept live and monitored and reviewed on a regular basis. It is expected that an update will be published on an annual basis to cover the preceding financial / monitoring year. The assessment of greenfield opportunities will be incorporated within these reports when evidence is in place to allow for robust conclusions to be made.

9. Appendices

Appendix 1. Potential Sites

Table 9. List of Potential Sites

SHLAA ID	Site Address	Planning Status
WB08028	2 Hastings Road	PA Appeal Dismissed
WB08039	Teville Gate, Railway Approach	PA Submit (awtg S106)
WB08041	Land North of Ann Street and South of Union Place	None
WB08042	Sussex Police Authority, Union Place	PA Refuse
WB08044	Land South of Stoke Abbott Road	None
WB08046	Bus Depot, Library Place	None
WB08048	Gas Holder Station, Lyndhurst Road	None
WB08068	185-187 Findon Road	None
WB08129	Land at 6-8 West Avenue	PA Appeal Allowed
WB08180	Grafton Multi Storey Car Park, Augusta Place	None
WB08181	MGM House, Heene Road	None
WB08207	The Aquarena, Brighton Road	None
WB13009	25-26 West Parade	None
WB13010	Jolly Brewers, 39 Clifton Road	PA Submit
WB13012	6 Southey Road	PA PCO
WB13018	Land North of Northbrook College, Littlehampton Rd	PA Submit
WB13020	7 The Steyne	PA Submit

Figure 8. Potential Sites: Borough Wide



Figure 9. Potential Sites: Town Centre Inset



SHLAA ID	WB08028			HG
Site Address	2 Hastings Road			
Current Use(s)	C3 - Dwellinghouse, Residential			
Planning Status	PA Appeal Dismissed			
Re-use of Land	Brownfield			
Local Authority	Worthing Borough Council	Ward	Marine	

Large house facing block of flats.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

There are three Tree Preservation Orders (TPOs) to the south east of the site.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are no physical problems or limitations that would prevent development on this site.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

There are no potential impacts that would prevent development on the site.

Suitability Summary

Site is suitable for redevelopment, but previous scale of development totalling 13 units was considered to be too excessive for the site and its location. It is therefore considered that 6 units (5 gross) might be a more appropriate level of development.

Availability Summary

Planning application (reference WB/07/0927/OUT) for 13 units was refused and upheld on appeal owing to overdevelopment. A subsequent application (WB/08/0183/OUT) for 9 units was not proceeded with and there have been no further planning applications for this site. More recently, in the 2013 Call for Sites process, the site was promoted by the agent for 6 units (gross). The site is therefore considered available in principle, subject to obtaining the necessary planning permission.

Achievability Summary

Site is considered achievable.

Conclusion

The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. Following a reassessment in 2013/14, it is concluded that the site is still suitable, achievable and deliverable for a slightly smaller scheme of approximately 6 units (gross).

Potential Net Yield (dwellings) 5



N

Partly demolished former shopping centre now a largely in use as a car park

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

This site is part of Area of Change 5 (Core Strategy). The objectives of this Area of Change are the improvement of the entry into the town and provision of modern leisure, retail and residential development. Part of this site also falls within a Key Office Location. The current application would meet the objectives for this Area of Change and therefore there are no policy restrictions to prevent the development of this site.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are a number issues that needed to be addressed as part of development proposal for this site. The key impact will be highways which have been the subject of significant negotiations. Officers are satisfied that satisfactory measures can be put in place to make the development acceptable and that contamination issues can also be addressed through mitigation measures. There is a known constraint in the local sewerage system that any redevelopment will have to address.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

There are no specific impacts on heritage or environmental assets.

Suitability Summary

The site is suitable for residential use as part of a mixed use development of the site. The site has been subject to a planning application which includes 260 residential units. The decision on this application is pending the completion of a section 106 legal agreement.

Availability Summary

The site has an extant planning permission (WB/10/0852/OUT) which is pending subject to the completion of S106 agreement. The site is also located within Core Strategy Area of Change 5. The site is considered to be available for residential development.

Achievability Summary

A planning application is pending decision subject to the signing of a legal agreement. It is considered that development on this site is achievable. The most recent Annual Monitoring Report 2013/14 indicates that this site is deliverable within the next 5 years.

Conclusion

The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. The site has since been identified as an Area of Change in the adopted Core Strategy it also has outline planning permission (WB/10/0852/OUT) pending the completion of a legal agreement. This application includes the demolition of the existing building and erection of a mixed use development comprising multi-screen cinema, restaurants and cafes, food store, hotel, health and fitness suite, offices, conference and exhibition centre and 260 residential units. Following a reassessment in 2013/14, it is concluded that the site remains suitable, available and achievable and should be taken forward in this study.

Density (dwg / ha)	145	Potential Gross Yield (dwellings)	260
Site Area (ha)	1.80	Potential Net Yield (dwellings)	260



SHLAA ID	WB08041	TW
Site Address	Land North of Ann Street and South of Union Place	
Current Use(s)	A1 - Shops, A2 - Financial & Professional Services, A3 - Restaurants & Cafes, A4 - Drinking Establishments, A5 - Hot Food Takeaway, B1a - Offices, C3 - Dwellinghouse, Car Park, D2 - Assembly & Leisure, Public House	
Planning Status	None	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council Ward Central	

The site is bounded by Chapel Road to the west, Anne Street to the south, the former Police Station site (WB08042) and High Street to the east and Union Place to the north. It includes a number of buildings and uses including the Guildbourne Shopping Centre, other shops, theatre, a car park and range of other uses / buildings.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

The site is located within the Area of Change 4 (Core Strategy) There are a number of policy designations within this site including: Worthing town centre central shopping areas zones A and B; the secondary shopping area; the Chapel Road Conservation Area which covers part of the site and also it is partly covered by a key office area designation. The strategic objectives of the AOC includes the provision of a new 'retail heart' which seeks to enhance the shopping/retail offer of the town. It also seeks to provide for a mix of town centres uses.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are indications that some are of the site is potentially contaminated and will need further investigation.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

There are a number of listed and locally listed buildings in the vicinity. Part of the site is within and adjacent to a Conservation Area. Therefore, the design of any proposed development would have to consider the potential impacts on these heritage features.

Suitability Summary

In the 2009 SHLAA the expectation was that the residential would be delivered in the form of flats on upper floors within perimeter blocks and the suggested density was 59.07 with an anticipated yield of 195 units. There are 35 existing residential units on the upper floors of the Guildbourne Centre with other residential units situated above ground floor retail units. It is considered that the site is suitable for residential as part of a mixed use development.

Availability Summary

The site is in multiple ownership with a variety of occupiers. The major landowners are Worthing Borough Council, Sussex Police Authority, NCP car parks/Bishopsgate and numerous private 3rd party ownerships. A Development Brief has been prepared for the site which includes this site and WB08042 (police station site). It is considered that the site is available for residential development as part of a mixed use scheme.

Achievability Summary

The site was actively promoted in the 2009 SHLAA and a Development Brief was produced. Since then discussions have been ongoing between the landowners of this site and the adjoining police station site. In an effort to deliver a comprehensive scheme, which delivers the key regeneration objectives, work is continuing with landowners and prospective developers. A marketing brief for the former Police Station site (WB0842) has been produced and this incorporates the Council-owned car park to the east of the site which forms part of this wider opportunity.

The Council's aspirations for a number of years has been the comprehensive redevelopment of the wider 'Union Place / Guildbourne Centre' area. However, the Council accepts that redevelopment of the Guildbourne Centre unlikely to be viable in the current economic climate. As such, consideration is being given as to whether the delivery of the site could be phased in a way that would not inhibit the delivery of a more comprehensive scheme in the future that delivers the objectives of the Core Strategy.

Overall, it is considered that the site is achievable and deliverable in the medium to long term.

Conclusion

This site was considered as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. Following a reassessment in 2013/14 it is considered that the site still has potential and should therefore continue to be taken forward as part of this study. The site is within the Area of Change 4 of the Core Strategy for which residential is proposed as part of a mixed use scheme. The Council prepared a marketing brief for part of this site and bids were invited in 2014. The Council remain confident that a mixed-development of this site (including a level of residential use) will be achieved.

Density (dwg / ha)	59	Potential Gross Yield (dwellings)	195
Site Area (ha)	3.31	Potential Net Yield (dwellings)	195



SHLAA ID	WB08042	TW
Site Address	Sussex Police Authority, Union Place	
Current Use(s)	B1a - Offices, Derelict, Vacant	
Planning Status	PA Refuse	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council Ward Central	

Former police station site building now demolished and site boarded up. To the north of the site lies Union Place with the sheltered residential units on the former Northbrook College site, a restaurant and the Conservative Club. To the east lies the High Street with a parking area and a mix of retail food store, residential and offices. To the south lies Chatsworth Road with a mix of retail uses including the 1960's Guildbourne Shopping Centre, police station and residential. To the west of the site lies a surface car park, the Connaught Theatre and the retail units on Chapel Road.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

The site does not have any specific policy restrictions but is included within the Core Strategy Area of Change 4. This Area of Change incorporates a wider area for which a comprehensive redevelopment is sought including retail and residential and an opportunity to enhance the leisure and entertainment uses by the inclusion of the Connaught Theatre. There is a Development Brief for the wider site area combining this site and WB08041.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

The site is indicated as having potential contamination issues and as such further investigation maybe required.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

The site does not have any listed buildings nor is it located within a Conservation Area. However, the Chapel Road Conservation Area is located to the west of the site beyond the adjoining car park and this includes the locally listed Connaught Theatre. There are also a number of listed and locally listed buildings in the vicinity of the site (to the north and east) and as such any development would need to give careful consideration to the character and setting of these buildings.

Suitability Summary

It is considered that while any development on this site would be retail/leisure led residential would form part of the mix and a yield of 55 is considered to be realistic for this part of the wider site (however, it is acknowledged that the residential capacity figure could change significantly depending on the mix of uses and the appropriate design solution - particulalry building height).

Availability Summary

The site is available for development and discussions are underway to consider the site area and potential joint marketing of a larger site comprising the Sussex Police site together with the Council owned car park to the east of the site fronting the High Street. Sussex Police, who own the he majority of this site, have given a clear indication of their intention to develop this cleared site. In addition the site is included within the Core Strategy Area of Change 4 which seeks the comprehensive redevelopment over a wider site area to deliver a 'new retail' heart for Worthing. AOC4 encompasses this site and WB08041.

Achievability Summary

The Council's aspirations for a number of years has been the comprehensive redevelopment of the wider 'Union Place / Guildbourne Centre' area which incorporates this site. However, the Council accepts that redevelopment of the Guildbourne Centre is unlikely to be viable and/or deliverable in the current economic climate. As such, the Council is now prepared to accept a less ambitious redevelopment on this part of this wider site providing it is a high quality scheme and that it would meet the broad objectives of the Core Strategy. It is expected that a Marketing Brief will be prepared. The site is cleared there is no reason to think that a redevelopment scheme is not achievable. Given the potential timescale for marketing of this site by the end of this year together with the sites single ownership status and the fact that the site is a cleared site points to its potential to come forward within the next 5 years. However any independent development of this site would need to ensure that it does not hinder/prevent the achievement of the wider objectives for the wider comprehensive redevelopment area outlined in AOC 4. It is considered that the site is achievable either as part of a wider comprehensive scheme or independently. The Annual Monitoring Report 2013/14 indicates that the 55 units are likely to be delivered in the medium term (6-10 years)

Conclusion

This site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. Following a reassessment in 2013/14 it is considered that the site still has potential and should therefore continue to be taken forward as part of this study. The site is within the Area of Change 4 of the Core Strategy for which residential is proposed as part of a mixed use scheme. A capacity yield of 55 dwellings has currently been suggested but it should be noted that this could change significantly depending on the mix of uses and the appropriate design solution (particularly building heights). The Council prepared a marketing brief for the area in 2014 together with a small part of the the adjoining site (WB08041) and bids have been received. The Council remain confident that development of this site will be achieved.

Density (dwg / ha)	113	Potential Gross Yield (dwellings)	55
Site Area (ha)	0.487	Potential Net Yield (dwellings)	55



SHLAA ID	WB08044			HG
Site Address	Land South of Stoke Abbott Road			
Current Use(s)	Car Park			
Planning Status	None			
Re-use of Land	Brownfield			
Local Authority	Worthing Borough Council	Ward	Central	

Council owned car park.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

There are no policy restrictions.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are no physical problems or limitations.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

There are no potential impacts. Although the site is not within or directly adjacent to a Conservation Area there are two Conservation Areas that are located in close proximity to the south, east and west of this site.

Suitability Summary

This was initially promoted as the entire cultural and civic hub, however, following a reassessment of the Council's property portfolio, it has subsequently been revised to incorporate just a small section of the council offices car park. A marketing brief has been prepared by the council for this smaller site and for the purposes of the SHLAA the site area has been amended accordingly. However, there may be an opportunity to extend the development area and this is currently being considered. The potential gross yield has therefore been revised to 20 units for the timebeing.

Availability Summary

Site is considered to be available and a marketing brief has been prepared.

Achievability Summary

Site is achievable within the next 5 years as reported in the 2013/14 Annual Monitoring Report (AMR).

Conclusion

The site was considered in 2009 as part of the SHLAA review and was brought forward as a potential site, looking at a comprehensive development of much of the area. Following a reassessment in 2013/14, much of the site is no longer considered to have development potential for residential use. However, a smaller area currently in use as a car park, is still considered suitable, available and achievable for residential development perhaps alongside another use such as health facilities. A marketing brief for this land has been prepared. Whilst discussions about the future use of this area are continuing, it is currently considered that 20 units will be deliverable in the next 5 years.

Density (dwg / ha)	154	Potential Gross Yield (dwellings)	20
Site Area (ha)	0.13	Potential Net Yield (dwellings)	20



SHLAA ID	WB08046			TW
Site Address	Bus Depot, Library Place			
Current Use(s)	B1a - Offices, Bus Depot			
Planning Status	None			
Re-use of Land	Brownfield			
Local Authority	Worthing Borough Council	Ward	Central	

The site is in use as bus depot. To the north of the sites lies the retail shopping areas of Warwick Street. To the west of the site is The Dome (listed building) beyond which is the residential terrace of Bedford Row (listed buildings). To the east lies the Chatsworth Hotel (listed building) and a terrace of residential units (listed) fronting The Steyne. To the south lies Marine Parade with the promenade and sea beyond.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

The site is situated within Area of Change 2 (Core Strategy) which seeks to deliver residential uses as part of a mixed use scheme to include retail and cultural uses. The site is partly within the designated Primary Shopping Area - Zone B and also within a Conservation Area. There are Tree Preservation Orders within and adjoining the site Overall, it is not considered that there are any policy restrictions on the site that would prevent residential development as part of a mixed use development.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

Part of the site is within Environment Agency Flood Zone 2 and other parts within Flood Zone 3. Given the existing use there may be a risk of land contamination and this should be investigated prior to any redevelopment.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

Part of the site falls within the Steyne Garden Conservation Area and the whole site is surrounded by other Conservation Areas. There are a significant numbers of listed buildings surrounding the site, of particular note is The Dome cinema. Therefore, any proposed development would have consider these potential impacts on these heritage assets in the design process.

Suitability Summary

The site is considered suitable for residential as part of a mixed use scheme. It is identified in the Core Strategy as an Area of Change (AOC2) for a mixed use development including residential. The Worthing Town Centre and Seafront Masterplan highlights this as a strategic site in the heart of the town and the seafront area. It has the opportunity to create stronger links between the retail area of Warwick Street and Marine Parade.

Availability Summary

A key issue will be the relocation of the bus depot currently operating on the site. Discussions are ongoing with the current operator to find an alternative site which would meet their operational needs. One potential option, which is identified in the Core Strategy as AOC12, is the Decoy Farm site and discussions are ongoing with respect to this opportunity. Whilst the availability of this site needs to be monitored it is considered that there is some prospect for relocation if a suitable alternative site can be found.

Achievability Summary

There remains a Council objective to redevelop and this could be achievable subject to the satisfactory relocation of the existing bus operator. It is considered deliverable in the medium term as set out in the latest Annual Monitoring Report 2013/14.

Conclusion

The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. Following a reassessment in 2013/14 it is considered that the site remains a potential site. The site is included within Area of Change 2 of the Core Strategy which seeks to deliver residential use as part of mixed use redevelopment. The key to unlocking this site is the relocation of the existing Stagecoach bus station. The bus operators are continuing to consider options for relocation and one option identified in the Core Strategy is the land at Decoy Farm (AOC12).

Density (dwg / ha)	61	Potential Gross Yield (dwellings)	42
Site Area (ha)	0.69	Potential Net Yield (dwellings)	42



SHLAA ID	WB08048	HG
Site Address	Gas Holder Station, Lyndhurst Road	
Current Use(s)	B1c - Light Industry, B2 - General Industry, B8 - Storage & Distribution	
Planning Status	None	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council Ward Central	

Redundant gasholder and depot buildings.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

Site is allocated as Area of Change 7 in Worthing Core Strategy (2011) for a mixed-use scheme including residential uses.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

Given the previous use of this site the land may be contaminated and further investigation is required to determine the extent of this - appropriate remediation methods will then be required.

Access arrangements will need to be considered. There is an existing vehicular access onto Park Road which is one way (south to north). If vehicular access is formed solely onto Park Road then vehicles would only be able to approach from the south (Brighton Road) and exit to the north onto Lyndhurst Road. To achieve suitable access arrangements a Traffic Regulation Order may therefore be required. Access onto Lyndhurst Road is potentially a better arrangement, subject to the necessary consideration of capacity and safety, and some third party land may be required to achieve adequate visibility. The existing footway along the Lyndhurst Road frontage is narrow and any redevelopment may present the option to enable this to be widened. The above access issues are still being considered in liaison with West Sussex County Council and an update is currently being sought.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

Site is adjacent to Park Road Environmental Area of Special Character.

Suitability Summary

Site is considered to be suitable for residential development. Potential contamination and access issues will need to be addressed, but this should not prevent the site from coming forward for development once these issues are resolved.

Availability Summary

Site is considered to be available and has been identified for development through the Core Strategy (2011) as well as the previous SHLAA study from 2009. The landowner has previously stated their intention to redevelop this site. A letter from an agent on behalf of the landowner in 2014 has stated their intention to demolish the gas-holder between 2015-17 and then redevelop the site.

Achievability Summary

Site is considered to be achievable in the short to medium term, as stated in the Annual Monitoring Report (AMR) 2013/14.

Conclusion

The site was considered in the 2009 SHLAA and was taken forward as a potential site. It has since been included as an Area of Change within the Core Strategy. More recently, the landowner has again stated their intention to demolish the redundant gas holder and redevelop the site. Therefore, following reassessment in 2013/14 it is considered that it should be retained in the SHLAA as it is a site which is suitable, achievable and available and could be developed in the short to medium term.

Density (dwg / ha)	75	Potential Gross Yield (dwellings)	85
Site Area (ha)	1.14	Potential Net Yield (dwellings)	85



SHLAA ID	WB08068	IM	
Site Address	185-187 Findon Road		
Current Use(s)	Sui-Generis		
Planning Status	None		
Re-use of Land	Brownfield		
Local Authority	Worthing Borough Council Ward Offington		
			£.,

The site is currently being used as a PDH Fiat car showroom and garage. It is set on the main A24 trunk road adjacent to a BP petrol filling station.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

Consideration will need to be given to the potential loss of employment at this site and whether there is likely to be any demand from an employment generating use.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

Given the current use and the proximity of the neighbouring petrol filling station the site is indicated as having potential contamination issues and, as such, further investigation may be required.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

There are no potential impacts on the elements assessed.

Suitability Summary

On balance, and subject to the loss of employment land being deemed to be acceptable, the site would be suitable for residential development. It is well located to existing services in Findon Valley.

Availability Summary

It is understood that the existing dealership is again reviewing the need for this site. As such, the application for 12 flats that lays on file is likely to be pursued again. Given that the site has previously been considered acceptable for development there is no over-riding reason why this is not the case now should it become available.

Achievability Summary

Redevelopment for 12 flats was previously considered to be acceptable (2004). Whilst there may be some discussion about the design and capacity of the scheme there is no over-riding reason why development couldn't be achievable.

Conclusion

The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was concluded that although there had been a previous permission for 12 flats this had expired and there did not appear to be any interest in bringing forward the site at that time. Since then a further (and similar) application for 12 flats has been submitted. This has yet to be determined and has laid on file. However, following a reassessment in 2013/14, it is clear that there has been more recent development interest and that the dealership is once again considering its options. As such, it is considered that the site should be taken forward in this study as being suitable, available and achievable. (Note - although the previous PP and existing application is for 12 x 2 bed flats consideration will need to be given to the design and make-up of the scheme to ensure it conforms to prevailing planning policies and responds to current housing needs - at this stage it is considered that a slightly lower capacity of 10 dwellings may be more acceptable).



SHLAA ID	WB08129	HG
Site Address	Land at 6-8 West Avenue	
Current Use(s)	C3 - Dwellinghouse, Residential, Vacant	
Planning Status	PA Appeal Allowed	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council Ward Marine	

The site currently contains two unoccupied detached houses (nos. 6 and 8) in a poor state of repair set within private, overgrown gardens.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

The site has several Tree Preservation Orders (TPOs) to the north east and south east, as well as along the south eastern and south western boundaries.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are no physical problems or limitations that would prevent development on this site.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

The site is outside, but adjacent to Mill Road Conservation Area.

Suitability Summary

Site is considered suitable for residential development.

Availability Summary

The site is currently vacant and the developer of the site has submitted an application for residential development. On 3rd March 2014, the appeal decision was allowed and planning permission approved, subject to an appropriate S106 undertaking which includes an affordable housing contribution based on the gross size of development. As a result, the site can be concluded as available.

Achievability Summary

Demolition of the site may result in additional site preparation costs, however this is not deemed to be significant enough to impact the viability and overall achievability of the site.

Conclusion

The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as the site had a planning consent (WB/07/0067/FULL) dating from before the base date of the 2009 study. However, this application has now expired and a new application has been submitted (AWDM/1465/12) which has now been approved by appeal. Following a reassessment in 2013, it has been concluded that the site should be taken forward as a potential site, as planning permission has been granted subject to the signing of a Section 106 agreement.

Potential Net Yield (dwellings) 7



SHLAA ID	WB08180	HG	
Site Address	Grafton Multi Storey Car Park, Augusta Place		
Current Use(s)	Car Park, D2 - Assembly & Leisure, Leisure / Sports Centre, Open Space (Informal)		
Planning Status	None		
Re-use of Land	Brownfield		
Local Authority	Worthing Borough Council Ward Central		

The site fronts Marine Parade and consists of a raised-deck car park and a corner section of open space on the western side of the site. The basement area of the car park is used for a loading area. The site also includes a bowling alley which is currently in use. The site is also physically connected to residential development above the retail unit to the east and another multi-storey car park to the north.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

There are no policy restrictions that would prevent development. The site has previously been identified for residential, hotel and/or leisure uses in the 2003 Local Plan. This was superseded by the Core Strategy in 2011, where it was identified as Area of Change 3. The site has been earmarked for comprehensive mixed-used development, incorporating retail, leisure and residential uses through the development of a landmark building, which will need to contribute to the regeneration of Worthing seafront. The site adjoins the Primary Shopping Area - Zone A of Worthing Town Centre.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

Development of the site offers the opportunity to address the severance that currently separates the town centre, the seafront and promenade. Whilst good access to the site currently exists (owing to its function as a delivery area and multi-storey car park) these current arrangements will need to be reveiwed completely as any scheme is progressed. The site is located within the Environment Agency's Flood Zone 2 in relation to tidal flooding and, as such, flood mitigation measures will be required to allow development in this location. The Development Brief from 2004 highlights a number of development constraints and legal agreements that would need to be overcome to allow for any redevelopment. This includes consideration of the existing parking provision and the access and servicing arrangements with neighbouring users / occupiers.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

The site is surrounded by Conservation Areas - Marine Parade and Hinterland to the west and South Street Conservation Area to the east and south. The Lido is a Grade II listed building and is located opposite the site on the seafront. Therefore, any future development will need to enhance this area and not be of a negative impact to the setting of the Conservation Areas and Listed Building. There is a real opportunity to improve the character of the seafront and therefore design standards will need to take this into consideration.

Suitability Summary

The site is suitable for a mixed use scheme incorporating high density residential apartment development, together with other uses, including creating active retail/leisure frontages onto Marine Parade. In line with the Core Strategy the site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. There are no known policy restrictions or physical limitations that would limit development, although there are a number of key considerations that would need to be resolved throughout the design stage.

Owing to the setting of this site and its proximity to the town centre it would allow for high density development. The SHLAA 2008 report suggested a yield of 250 for the site. The estimated capacity of the site has since been revised through the Annual Monitoring Report to 100 units. Whilst this is the capacity figure that is currently being taken forward in this SHLAA it is accepted that this figure may change significantly depending on the design solutions that are developed as the scheme comes forward (particularly in relation to the appropriate building height).

Availability Summary

The site is considered to be available and Worthing Borough Council is currently assessing options for redevelopment. At this stage it is estimated that this site will come forward in the medium term .

Achievability Summary

It is acknowledged that site preparation costs are likely to be relatively high as a result of the demolition works that will be required. However, owing to the site's prime central / coastal location it is considered that a redevelopment scheme would be viable.

There are a number of agreements that complicate redevelopment of the site, in relation to the existing car park, neighbouring residential units and the service road that runs underneath the decking area. Whilst these will need to be taken into consideration at the design stage there is no reason to think that a redevelopment scheme could not be achievable in the medium term.

Conclusion

The site was considered in 2009 as part of the SHLAA review at which time it was taken forward as a potential site and was then included within the Core Strategy as an Area of Change. Following a reassessment in 2013/14, the site is still considered to be suitable, achievable and deliverable and that residential units will be deivered in the medium term. The Council is continuing to consider options for the future of this site in discussion with potential developers. Whilst the capacity of 100 dwellings is considered to be an appropriate assumption at this time it is accepted that the level of development may change significantly depending on the appropriate design solution that may emerge (particualrly with regards to the appropriate building height).

Density (dwg / ha)	167	Potential Gross Yield (dwellings)	100
Site Area (ha)	0.60	Potential Net Yield (dwellings)	100



SHLAA ID	WB08181			TW
Site Address	MGM House, Heene Road			
Current Use(s)	B1a - Offices, Car Park			
Planning Status	None			
Re-use of Land	Brownfield			
Local Authority	Worthing Borough Council	Ward	Heene	

Large office building located in close proximity to the seafront. Surface parking area and gardens associated with the offices are located to the west and north of the building.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

Although not located within key office location (as designated in the Core Strategy) there is still a policy presumption against the loss of employment land unless it can be demonstrated that the site (or part of the site) is genuinely redundant and is unlikely to be re-used for employment purposes.

There is a tree with a Preservation Order located in the western part of the site which may impact on the overall development potential.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

Further investigation into contamination issues may be required as part of the site lies within the 10m buffer zone of potentially contaminated land (petrol filling station).

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

The site adjoins the Marine Parade and Hinterland Conservation Area.

Suitability Summary

The site, which is located in a very sustainable location, could be suitable for a level of residential development. However, the Council has strong policies in place to retain existing employment land. As such, and in line with local policy, the whole site should be marketed / considered for employment use before other options are promoted. However, subject to these tests, the Council might consider a level of residential use, alongside employment uses particularly if it can be shown that this would help to facilitate the upgrading of the employment offer on the site.

The recent update to the Employment Land Review supported the Council's protectionist approach to office space albeit acknowledging that in some instances it needs to be applied flexibly. At present, and given the potential to use the site more efficiently, it is considered that there may be some scope to redevelop a small part of this site alongside retained emplyment uses. If the loss of a greater amount of employment land is accepted this would have a significant impact on the potential residential capacity of the site.

It is acknowledged that under current GPDO provisions the existing offices could potentially change in use to residential without the need for planning permission but this is not considered to be a particularly viable or attractive option in this instance.

Availability Summary

The office block MGM house is still occupied. If the site were to become available there would be a strong policy objection to its loss. At present it is considered that part of the car park could potentially be redeveloped for residential use making more efficient use of the land without negatively impacting on the viability of the office use. Information gathered for the purposes of the Annual Monitoring Report 2013/14 indicate that this smaller site is potentially available for residential development.

Furthermore, it is understood that following a realignment of the business model (of MGM) the owners of the site may be reviewing their options for this site. These considerations, and any subsequent testing of employment options, will inform the future development potential of this site.

Achievability Summary

It is considered that a smaller scale form of development is potentially achievable on this site in the short term. However, subject to the consideration of employment uses, a longer term option could potentially see a higher level of residential development as part of a well designed mixed-use scheme.

Conclusion

This site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. Following a reassessment in 2013/14, it is concluded that the site should continue to be considered to have 'potential', but that the level of potential residential development needs further assessment. Whilst there is a strong policy objection to the loss of employment land it is considered that a level of residential development could be delivered on part of the site which would help to make more efficient use of this land without impacting on the viability of the existing office use.

It is understood that the owners are currently considering their longer term options on the whole site. If all, or part of, the site should become available the Council (in compliance with local policy) would still want to retain employment use. However, subject to this consideration of employment uses, it is possible that a higher level of residential development could be achieved as part of a well designed mixed-use scheme (particularly if this helped to facilitate the upgrading of the employment offer). If this were to be the case, further assessment would be required to enable a robust assessment of potential capacity to be made. Therefore, following a reassessment in 2013/14 the site should still be taken forward as having 'potential' but that the capacity and assumptions for the site should be monitored.

Density (dwg / ha)	84 (developable area only)	Potential Gross Yield (dwellings)	7
Site Area (ha)	0.94	Potential Net Yield (dwellings)	7



SHLAA ID	WB08207	HG
Site Address	The Aquarena, Brighton Road	
Current Use(s)	D2 - Assembly & Leisure, Leisure / Sports Centre	
Planning Status	None	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council Ward Central	
Local Authority	Worthing Borough Council Ward Central	

Former indoor swimming pool with adjoining paddling pool and disused boating lake. A new swimming pool adjacent to the site opened in May 2013 and the old pool on this site has now closed.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

The site is identified in the Worthing Core Strategy (2011) as Area of Change 1 and is earmarked for a mixed-use scheme including residential development. The site is considered to be one of the key regeneration sites along the seafront and has the potential to help deliver an Active Beach Zone, in line with the Worthing Seafront Strategy (2007). A new leisure facility and swimming pool is now open adjcent to this site which means that the former pool (now closed) can be released for development in line with the Core Strategy.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

Parts of the site are located within the Environment Agency's Flood Zone 2 and the site is adjacent to Flood Zone 3 areas. There is also an electricity substation located on the site.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

Site is adjacent to Farncombe Road Conservation Area to the north and Beach House a Grade II* Listed Building to the west. As a result, careful design consideration will be required.

Suitability Summary

The site is now suitable for redevelopment, given that the leisure facility has been relocated. Although the site lends itself to a high density development at this stage it is difficult to estimate the likely capacity for residential use as much will depend on the design solution which will include consideration of the appropriate height of any new building. In the 2009 SHLAA, the potential gross yield was estimated to be 170 dwellings, however this has since been revised through the Annual Monitoring Report (AMR) to 85 dwellings. Whilst 85 dwellings is deemed to be an appropriate capacity for this site when considered in March 2014 it should be noted that this figure may change significantly as any appropriate scheme is progressed.

Availability Summary

The site is considered available for a mixed-use development scheme, including residential development. It is expected that a planning application will be submitted in the near future and pre-app discussions have been held.

Achievability Summary

Site is considered achievable in the short to medium term, with 25 dwellings anticipated to be completed within 5 years and the remaining 60 within 6-10 years. The site is located in a prime seafront area, where several successful regeneration projects have been delivered in recent years. Demolition of the existing Aquarena building means that site preparation costs will be higher than average and the proximity to both a Conservation Area and a Grade II* Listed Building mean that design standards will need to be high. However, this is not considered to impact significantly on the overall achievability of the site.

Conclusion

The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, available, achievable in the short to medium term. Following a reassessment of the site in 2013/14, the site is still considered to be suitable, available and achievable. It is is currently considered that 85 dwellings are appropriate for this site but it is acknowledged that the final capacity figure site will be largely determined by the appropriate design solution (particularly the building height) and that this may significantly change the number of dwellings that will be delivered.

Density	(dwq	/ ha)	80

1.07

Site Area (ha)

Potential Gross Yield (dwellings) 85

Potential Net Yield (dwellings) 85


SHLAA ID	WB13009			IM
Site Address	25-26 West Parade			
Current Use(s)	C3 - Dwellinghouse			
Planning Status	s None			
Re-use of Land	Brownfield			
Local Authority	Worthing Borough Council	Ward	Marine	

Two sizeable properties set within large grounds on the south eastern corner plot of Grand Avenue and West Parade.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

There are no specific policy restrictions.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are no specific physical constraints identified.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

There are no direct impacts on heritage and environmental assets but both Marine Point and Dolphin Lodge, which lie on the opposite corner of Grand Avenue and West Parade, are locally listed buildings.

Suitability Summary

Two dwellings are currently located on this large seafront plot. Given the setting of the site and the nature of the buildings to the east and west it is considered that more intensive development could be appropriate in this location. However, sensitive design solutions must be sought to reduce any potential impacts, particularly on the properties in Grand Avenue to the north. The design of any proposal will influence the likely yield of this site - this will include the consideration of the appropriate 'building line'.

Availability Summary

Pre-application discussions were held in 2011 in relation to the demolition of the existing properties and replacement with retirement flats. More recently, further pre-application advice has been sought as it is once again understood that the current landowners are considering their options - one of which may be selling their properties to developers.

Achievability Summary

There is no over-riding reason why a more intensive development could not be achieved on this site - subject to design considerations and the consideration of the potential impact on neighbouring occupiers.

Conclusion

This site, that was not previously considered as part of the 2009 SHLAA review, is considered to be suitable, available and achievable. There is no over-riding reason (subject to design considerations and the potential impact on neighbouring occupiers) why a more intensive development could not be achieved on this site which is currently occupied by two dwellings. Pre-application discussions were held in 2011 in relation to the demolition of the existing properties and replacement with retirement flats. More recently, further pre-application advice has been sought as it is once again understood that the current landowners may be considering their options.

Density (dwg / ha)	105	Potential Gross Yield (dwellings)	22
Site Area (ha)	0.21	Potential Net Yield (dwellings)	20



SHLAA ID	WB13010 7	
Site Address	Jolly Brewers, 39 Clifton Road	
Current Use(s)	A4 - Drinking Establishments, Public House	
Planning Status	PA Submit	
Re-use of Land	Brownfield	
Local Authority	Worthing Borough Council Ward Central	

The site comprises a public house. To the east and adjoining the site boundary is Clifton Road. To the south of the site is Clifton Court which provides a number of affordable residential units. To the north is Victoria Court residential development. The boundary to the west is shared with Clifton Court and their associated parking.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc

There are no policy issues unless, using appropriate tests, the pub was deemed to provide a community function at which point the requirements of Policy 11 of the Core Strategy may apply.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are no known physical problems or limitations to residential development on this site.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

No known potential impacts on this site.

Suitability Summary

The site is considered to be a suitable location for residential development. It is located in a highly sustainable location and in close proximity to existing residential uses.

Availability Summary

A planning application has been submitted for residential redevelopment of the site and therefore the site is considered to be available.

Achievability Summary

A planning application has been submitted for residential development and the existing use has no specific policy protection. However, if the public house is deemed to provide a community function then its loss may be resisted. Overall, development is currently considered to be achievable.

Conclusion

This site, that was not previously considered as part of the 2009 SHLAA review, is (subject to consideration of its community function) considered to be suitable, available and achievable. A planning application for 20 dwellings (AWDM/0221/14) is currently pending decision.

Density (dwg / ha)	167	Potential Gross Yield (dwellings)	20
Site Area (ha)	0.12	Potential Net Yield (dwellings)	19



SHLAA ID	WB13012		
Site Address	6 Southey Road		
Current Use(s)	B1a - Offices, Vacant		
Planning Status	S PA PCO		
Re-use of Land	Brownfield		
Local Authority	Worthing Borough Council Ward Heene		

Large detached property located on the eastern side of Southey Road.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

There are no known policy restrictions for development on this site. The site has planning permission pending for 9 flats (retrospective application).

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are no known physical problems or limitations known on this site.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

No known potential impacts.

Suitability Summary

Site is considered suitable for residential development.

Availability Summary

Site is considered available as there is developer interest in the land and a planning application for the site has been submitted (pending decision).

Achievability Summary

Site is considered achievable. The flats are already in place and the current application is seeking retrospective planning permission. However, officers will need to assess whether 9 units is an appropriate level of development in light of relevant standards and policies.

Conclusion

This site, that was not previously considered as part of the 2009 SHLAA review, is considered to be suitable, available and achievable and currently has a planning application pending for retrospective planning permission for 9 flats (AWDM/0250/14). No decision on this application had been reached before the base date of this study so the site will be taken forward as having 'potential' but will be monitored and updated once an outcome has been reached.

Density (dwg / ha) 180

Site Area (ha) 0.05

Potential Gross Yield (dwellings) 9

Potential Net Yield (dwellings) 8



SHLAA ID	WB13018		
Site Address	Land North of Northbrook College, Littlehampton Rd		
Current Use(s)	Car Park, D1 - Non-Residential Institutions, Education, Open Space (Informal)		
Planning Status	PA Submit		
Re-use of Land	Mixed		
Local Authority	Worthing Borough Council Ward Northbrook		

Site is currently open grassland and informal parking, along with five temporary classrooms located to the south.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

The Worthing Core Strategy identifies Northbrook College as an Area of Change (AOC11). The overarching aim is to help enhance the educational facilities in the Borough and, in part, this would be achieved through the redevelopment of surplus land at the college site(s). The AOC therefore encouraged the redevelopment of this land for a mix of high quality residential and employment generating uses supported by any necessary community infrastructure. This land in question forms one part of the wider redevelopment of surplus land around the college. The site is affected by a Uniform Tree Preservation Order (TPO) to the north of the site.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are no physical problems or limitations that would prevent development on this site.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

There are no potential impacts that would prevent development on this site.

Suitability Summary

Site is considered suitable for a level of residential development and has been identified as surplus to the colleges requirements. The release of this land will help to fund the enhancement of educational facilities in the Borough. Whilst the aims of Area of Change 11 sought to deliver a mix of residential and employment uses, it is considered that given the nature of this site and the development approved in the surrounding area, it may be that residential uses are most appropriate.

Availability Summary

Site is considered available, it is viewed as surplus land in relation to the wider Northbrook College redevelopment and a planning application has been submitted.

Achievability Summary

Site is considered achievable.

Conclusion

This SHLAA site is Phase 3 of the overall Northbrook College redevelopment on Littlehampton Road. Whilst it forms part of a wider redevelopment 'package' it is considered as a separate SHLAA site for monitoring purposes. A planning application for Phase 3 of the scheme (reference AWDM/0184/14) for 42 dwellings was submitted in February 2014. However, as this application was not approved until July 2014 (which is after the base date of this study) it is considered a Potential Site for the purposes of this SHLAA.

Density (dwg / ha) 45

0.93

Site Area (ha)



SHLAA ID	WB13020 T\		
Site Address	The Steyne		
Current Use(s)	C3 - Dwellinghouse		
Planning Status	PA Submit		
Re-use of Land	Brownfield		
Local Authority	Worthing Borough Council Ward Central		

A 4 storey house with vacant land to the side.

Policy Restrictions - Worthing Core Strategy Policies / Proposals Map, loss of community facilities etc.

No relevant policy restrictions.

Physical Constraints - Access, Highways, SRN, Ground Conditions, Contaminated Land, Flood Risk etc.

There are no significant physical problems or limitations that would prevent residential development on this site.

Potential Impacts - on heritage assets, landscape impacts, Local Green Gap designations etc.

The site contains a listed building and is within the Steyne Gardens Conservation Area - the design of any proposal will therefore have to take these heritage assets into account.

Suitability Summary

The site is suitable for residential development.

Availability Summary

The current application indicates that this site is available for development.

Achievability Summary

The previously approved application sought to provide 3 x 2 bed apartments, 1 x 2 bed maisonette and a new infill building providing 8 x 3 bed apartments. The current pending application seeks to amend the infill proposal to provide 6 x 2 bed and 3 x 3 beds flats, an increase of one unit. It is considered that development is achievable on this site.

Conclusion

This site is a new site for the 2014 SHLAA, therefore not previously considered as part of the 2009 SHLAA review. It is considered to be suitable, available and achievable and currently has a planning application pending for 9 dwellings (reference AWDM/0081/13). The site will be monitored and updated once an outcome has been reached however, the date of the planning permission (if approved) would be after the base date of this study, therefore the site would be classed as a Potential Site.

225 Density (dwg / ha) 0.04

Site Area (ha)

9 Potential Gross Yield (dwellings)



Appendix 2. Rejected Sites – Monitor Sites

SHLAA ID	Site Address	Planning Status	
WB08157	Car Park Rear of 274 - 312 Goring Road	None	
WB08093	Car Park Rear of 60-66, Queen Street	None	
WB13006	Car Park Adjacent 40 Brooklyn Avenue	None	
WB08179	Car Park Adjacent Sandell House, Railway Approach	None	
WB08057	Car Park Montague Centre, Liverpool Road	None	
WB08107	Dinnages Ford, Brougham Road	None	
WB08112	Durston House, Chesterfield Road	PA Appeal Dismissed	
WB08038	Land Former Gas Holder Site, Barrington Road	None	
WB08043	Head Post Office, Chapel Road	None	
WB13002	Inland Revenue Office, Durrington	None	
WB08195	Jewson, Brougham Road	None	
WB13001	Land at Faraday Close	None	
WB08020	Land at 28-30 Marine Drive	PA Expired	
WB08045	Land at 51 - 93, Montague Street	None	
WB08102	Land North East of Station Road, Station Road	PA Expired	
WB08206	Premium House, The Esplanade	None	
WB08087	Land at 28-34 Railway Approach	None	
WB08058	Land Rear of Juno Close, Barrington Road	None	
WB13003	Royal Mail Delivery Office, Mulberry Lane	None	
WB08040	Superstore, Newlands Street	None	
WB08097	Tullett Plant & Commercial Services Ltd, Pond Lane None		
WB08167	Unigate Ltd, 22 Sompting Road	None	
WB08200	Water Pumping Station, Hill Barn Lane	None	
WB08153	West Sussex Motors, Palatine Road	None	
WB08204	Worthing Football Club, Woodside Road	None	
WB08196	Yeomans House, 33 - 35 Brougham Road	None	
WB08190	15 - 17 Bulkington Avenue	PA Refuse	
WB13011	121 Durrington Lane	PA Withdrawn	
WB08001	15 Farncombe Road	PA Expired	
WB08013	314 Goring Road	PA Expired	
WB13038	41 Goring Road	PA Refuse	
WB13035	68 Grand Avenue, Worthing PA Refuse		
WB08024	Land at 27-29A Grand Avenue PA Appeal Dismissed		
WB08032			
WB08198			

Table 10. List of Rejected - Monitor Sites

Figure 10. Rejected – Monitor Sites: Borough Wide



Figure 11. Rejected – Monitor Sites: Town Centre Inset



Rejected Sites - Monitor

SHLAA ID	Site Address	Reason for Rejection
WB08001	15 Farncombe Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as the site had planning consent (reference 06/0829/FULL) dating from before the base date of the 2009 study. This application has now expired and following a reassessment in 2013/14, it is considered that the site is not currently available and is currently in use as a House in Multiple Occupation (HMO). Therefore, the site is still rejected and is not taken forward in this study. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term. As such, it will be monitored on a regular basis.
WB08013	314 Goring Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as the site had planning permission before the base date of the study. The site continues to be occupied by the same business and there is no indication that the owners of the site still wish to relocate. The site should still be rejected for reasons of availability and therefore the site is not taken forward in this study. However, given the sites suitability for residential development, as demonstrated by the previous planning approval, the availability of the site should be monitored on a regular basis.
WB08020	Land at 28-30 Marine Drive	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013/14, it is concluded that for the following reasons the site should not be taken forward in this study. The planning application for 8 dwellings permitted in 2008 and has now expired and a subsequent application for a two-storey rear extension has since been permitted. As such, it is considered, that new residential development is unlikely to commence on this site, unless a new application is submitted. The site will be monitored to see if any new applications are submitted, but has been rejected for the time being.
WB08024	Land at 27-29A Grand Avenue	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as a planning application submitted in 2005 (reference WB/05/1349/FULL) for the demolition of existing dwellings and development of 16 flats and 8 houses was rejected at appeal owing to the scale of the development. Following a reassessment in 2013/14, there has been no suggestion by the three landowners or any developer that the site will be reconsidered for a revised scheme in the future. Therefore, it is concluded that the same reasons for rejection still apply and this site is not taken forward in this study, but will be monitored in the future.

SHLAA ID	Site Address	Reason for Rejection
WB08032	Land at 59-61 Grand Avenue	The site was considered in 2009 as part of the SHLAA review. There had previously been an application for 19 dwellings (WB/05/0739/FULL), however the application was dismissed at appeal. In the 2009 SHLAA, the site was rejected as the availability of the two large detached houses was unknown and there had been no suggestion by the two owners or any developer that the site would be promoted for residential development. However, it was agreed that the site should be monitored to see if the situation changed, owing to the planning application in 2005. Following a reassessment in 2013/14, the site's availability is still unknown. Therefore, the same reasons for rejection apply and the site is not taken forward in this study, but will continue to be monitored, as it is considered the site may have some development potential.
WB08038	Land Former Gas Holder Site, Barrington Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site required suitable access arrangements to be secured for any potential development. It was considered that this could best be achieved by the Council working jointly with the adjoining landowners when the site became available. Since that time the area has been included within the Core Strategy as an Area of Change (AOC8 Core Strategy), where it is acknowledged that the key to unlocking this site is for comprehensive redevelopment of this site, together with the adjoining sites WB08194 (now incorporated into a larger site WB13002) and WB08058. It is considered that the wider site area could secure new employment floorspace and residential development and would provide the opportunity to address the access issues. Therefore, following a reassessment in 2013/14 it is concluded that whilst the site may offer some longer term potential the issue of access / contamination is yet to be addressed and as such the original reasons for rejection still apply. However, the inclusion of the new larger SHLAA site WB13002 (incorporating some of the Inland Revenue site) may offer the key to the unlocking of this site which may be most appropriate for employment use (as an extension of the industrial estate to the west). Therefore, while the site is rejected here due to issues of achievability the situation will be closely monitored.
WB08040	Superstore, Newlands Street	The site was considered in 2009 as part of the SHLAA review. At that time it was considered that a level of development on part of the site would be suitable, achievable and deliverable. However, following a reassessment in 2013/14 it is concluded that for the reason of availability the site should not be taken forward in this study. The site has changed ownership since the last SHLAA review and the current occupiers have undertaken some significant improvements and enhancements to the site and as a consequence the trading position of the retail store has increased significantly. Whilst the current owners have previously indicated that there may be further longer term plans for this site in terms of enhancement and redevelopment there is no current indication that residential would be considered as part of any such proposals. However, given the potential longer term suitability of a small portion of the eastern end of this site for residential development (perhaps alongside a reconfiguration of the parking area) it is considered that this situation should be monitored.

SHLAA ID	Site Address	Reason for Rejection
WB08043	Head Post Office, Chapel Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not available. In 2013/14 the site has been promoted during the call for sites exercise. Whilst the Council has strong policies to retain employment sites it is accepted that, if it could be demonstrated there was no employment demand for this land, there may be potential for residential use. However, it is not clear at this time that the current occupier (the Head Post Office) has any clear plans to relocate or consolidate their service or that other employment uses have been explored. Therefore, this site will remain rejected in the SHLAA but given the promotion of the site through the call for sites the situation should be monitored regularly.
WB08045	Land at 51 - 93, Montague Street	The site was considered in 2009 as part of the SHLAA review in conjunction with the Area of Change 3 site at Grafton Multi Storey Car Park. At that time it was rejected as it was concluded that the site was not available and the six retail units were in occupation and formed part of the Worthing Town Centre Primary Shopping Area - Zone A. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term. As such, it should be monitored, in conjunction with the wider Area of Change 3 site at Grafton Multi Storey Car Park (WB08180).
WB08057	Car Park Montague Centre, Liverpool Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected because the site was being promoted for potential employment uses in emerging policy. However, following a reassessment in 2013/14, the site is no longer being promoted as a potential employment site. Furthermore, the site is not available as it is currently a well-used car park / employment site and there has been no intention expressed to develop the site. Should this site be promoted for residential development, it would need to be demonstrated through a parking strategy that this car park is surplus to requirements or that enhanced provision could be delivered. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term. As such, it will be monitored on a regular basis.

SHLAA ID	Site Address	Reason for Rejection
WB08058	Land Rear of Juno Close, Barrington Road	This site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was designated for employment use (B1) and therefore, not suitable for residential use. Since the 2009 review this land and the neighbouring SHLAA sites WB08038 and WB08194 (now incorporated into larger SHLAA site WB13002) were included in the Core Strategy as Area of Change 8, where a mix of employment and residential uses were encouraged. However, this part of the Area of Change adjoins the existing industrial estate and as such it provides the most sensible and likely location for the new employment floorspace. The Core Strategy acknowledges that the current access arrangements to this site and the adjacent SHLAA sites are not ideal and that a successful solution for all the sites is likely to require a collaborative effort. It is considered that this is only likely to be achieved through a comprehensive redevelopment of this area. Whilst this particular site could be developed independently as an employment site the development potential of a larger area to the east (under WB13002) may provide a further opportunity to unlock this wider Area of Change. Therefore, following a reassessment in 2013/14 it is considered that this is should continue to be rejected at this time (particlarly as employment uses are most likely on this land) but that the situation should be monitored regularly.
WB08087	Land at 28-34 Railway Approach	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not available, however, given that there had been a previous attempt by at least one owner to redevelop the site for residential uses and an indication that it may be available in the longer term, its availability should be monitored. The previous proposal was for part of the site known as Abbey House (28-29) and an application (Reference WB/05/0847/OUT) was submitted for demolition and development for 8 x 2 bed flats, 4 x 1 bed flats and 2 x studio flat. This was refused on the basis of loss of offices and an unacceptable form of development. The site lies within a protected office area (as defined by Core Strategy Policy 4) and as such, the loss of any offices would be strongly resisted. However, a more comprehensive redevelopment of this site could potentially (subject to policy considerations) allow for a mixed use development area which once regenerated may offer a potential incentive for the redevelopment of this site. Following a reassessment in 2013/14 it is concluded that the same reasons still apply and therefore that this site is not taken forward in this study. However, given the previous developer interest in part of the site for residential development, the site should be monitored.

SHLAA ID	Site Address	Reason for Rejection
WB08093	Car Park Rear of 60-66, Queen Street	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not available. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study. In order to release the site for housing development, it would need to be demonstrated by the Council that the site was surplus to requirements through a Parking Strategy. Until then, the site is neither suitable or available. Although this site is not being taken forward in the SHLAA at this time it is considered that (subject to this site ever being considered to be surplus to requirements) it may offer development potential in the longer term and, as such, it should be monitored on a regular basis.
WB08097	Tullett Plant & Commercial Services Ltd, Pond Lane	The site was considered in 2009 as part of the SHLAA review but rejected at that time as it was not available. Agents had previously promoted the site through the Urban Capacity Study but this was subject to the medium term relocation of the existing storage use. Since that time, there has been no further advancement or promotion of this site so it could not be considered to be available and has therefore not been taken forward in the study. However, a change of use to residential is likely to be acceptable and more conforming with the surrounding uses so the potential availability of this site should be monitored regularly.
WB08102	Land North East of Station Road, Station Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it had obtained planning permission prior to the base date of the study. Following a reassessment in 2013/14, the planning permission has now expired (reference WB/07/0916/FULL) and there has been no subsequent application or indication from the developer that the site will be coming forward. Therefore the site has been rejected because it is not currently available, but will be monitored to see if the situation changes. In particular, the site will also be monitored to see if it could be promoted in conjunction with WB08209, which is adjacent to the site.
WB08107	Dinnages Ford, Brougham Road	The site was considered in 2009 as part of the SHLAA review. At that time, whilst it was accepted that the site might lend itself to residential development, it was rejected as there was no indication that the site was available - in fact, the landowner confirmed that the site would not be made available at that time. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study but should be monitored if the situation changes.
WB08112	Durston House, Chesterfield Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was concluded that the loss of the site would result in the unacceptable loss of employment floorspace and that the site was not suitable for residential development. Following a reassessment in 2013/14, it is considered that the site should still be rejected as it is not available for residential development. However the site should be monitored.

SHLAA ID	Site Address	Reason for Rejection
WB08153	West Sussex Motors, Palatine Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was in an active use and there was no evidence that the site was available. However given that there had been previous developer interest in developing the site for residential purposes, it was considered appropriate to monitor the site. Following a reassessment in 2013/14 there is no evidence to suggest the site is available, therefore, it is concluded that the same reasons for rejection still apply and the site is not taken forward in this study.
WB08157	Car Park Rear of 274 - 312 Goring Road	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013/14, it is concluded that the site should be rejected but monitored. The site is still in use as a car park which serves the local Mulberry shopping parade and there is no indication that the site is surplus to requirements. It is therefore, rejected on the basis of its availability, but this situation will be monitored pending any car park review that the Council may undertake.
WB08167	Unigate Ltd, 22 Sompting Road	The site was considered in 2009 as part of the SHLAA review. At that time the site was rejected as it was concluded that the site was in employment use and that residential redevelopment would be contrary to policy. The site continues to operate as a milk distribution centre for Dairy Crest. If all, or part of, the site should become available in the future the Council (in compliance with local policy) would want to retain employment use. However, subject to the consideration of employment uses in the first instance, it is possible that a level of residential development could be considered as part of a well designed mixed-use scheme (particularly if this helped to facilitate that upgrading of the employment offer; made more efficient use of this land; or if it could be demonstrated that residential use would be a more neighbourly and appropriate form of development). If this were to be the case, further assessment would be required to enable a robust assessment of potential residential capacity to be made. The potential for development at this site (capacity and timescale assumptions etc.) should be monitored regularly. Therefore following a reassessment in 2013/14 the site should be rejected on the basis of loss of employment but its availability should be monitored regularly.
WB08179	Car Park Adjacent Sandell House, Railway Approach	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013/14, it is concluded that there is no indication that this site is currently available and therefore, the site should not be taken forward in this study. Given the potential suitability of this site for residential development its availability should be monitored regularly.

SHLAA ID	Site Address	Reason for Rejection
WB08190	15 - 17 Bulkington Avenue	The site was considered in 2009 as part of the SHLAA review. At that time, redevelopment of the site from two detached dwellings to 14 flats was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013/14, a planning application submitted in 2008 (reference 08/0474/OUT) has since been refused and there has been no subsequent planning application submitted. Therefore, the site has been rejected, because it is not currently available. Although this site is not being taken forward in the SHLAA at this time it is considered that it may offer development potential in the longer term as, as such, it should be monitored on a regular basis.
WB08195	Jewson, Brougham Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that it was in employment use and that there was no indication that it was available. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study. However, given the residential uses that surround the site it is considered that, subject to policy considerations which seek to retain employment land, it may be suitable for residential development should it become available in the future. Therefore, it should be monitored regularly.
WB08196	Yeomans House, 33 - 35 Brougham Road	The site was considered in 2009 as part of the SHLAA review. At that time, whilst it was accepted that the site might lend itself to residential development, it was rejected as it there was no indication that the site was available. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study. However, should the site become available in the future it is considered that, subject to policy considerations which seek to retain employment land, it may be suitable for residential development and, as such, it should be monitored regularly.
WB08198	42 - 46 Teville Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that there was no certainty of availability. However, the site at that time was included in a proposed mixed use regeneration area. Following a reassessment in 2013/14 it is concluded that the site should be rejected on the basis of availability. The site is currently occupied by a business use and a number of planning applications have been approved in connection with this use, including an application for a mixed-use scheme, including some residential development, which was withdrawn in 2008 (08/0349/FULL). Whilst there is no indication that this site will become available for development it should be monitored.
WB08200	Water Pumping Station, Hill Barn Lane	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However following a reassessment in 2013/14, it is concluded that on the basis on uncertainty over its availability the site should be rejected but monitored.

SHLAA ID	Site Address	Reason for Rejection
WB08204	Worthing Football Club, Woodside Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that owing to the site's existing use as a leisure / recreation facility, its loss would be resisted unless suitable alternative provision could be made. A letter from agents on behalf of Eider Developments states that the site owners (Worthing Sports and Social Club) have since indicated an aim to relocate the club to an alternative site which would better meet their needs. Whilst it is understood that some preliminary discussions have taken place in this regard there is no evidence or certainty provided to indicate that suitable alternative provision can been found. In addition, planning permssion for the development of a 3G pitch has been approved and the Club is hoping make further investment to upgrade the facility provided at the currnt location. Therefore, following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and Policy 11 of the Worthing Core Strategy (2011) further reinforces the need to protect and enhance recreation and community uses. However, whilst the site is not taken forward in this study at this time it should be monitored regulalry.
WB08206	Premium House, The Esplanade	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected owing to policy objections in relation to the loss of an employment site. Following a reassessment in 2013/14, and in line with Policy 4 of the Worthing Core Strategy (2011), there is still a general presumption to protect employment uses. Furthermore, the availability of the site is currently unknown. Although this site is not being taken forward in the SHLAA at this time it is considered that, subject to policy considerations which seek to retain employment land, it is accepted that this is a building does appear to offer some scope for conversion to residential. Therefore it may offer development potential in the longer term and, as such, it should be monitored on a regular basis.
WB13001	Land at Faraday Close	This site, that was not previously considered as part of the 2009 SHLAA review, is not being taken forward within this study as it is currently in employment use and the industrial estate is protected within Policy 4 of the Council's Core Strategy. As part of the 'call for sites' it was suggested that that housing could form part of a mixed-use development scheme after 2019 which is when all the existing B8 space is let until. At this stage, the loss of employment land would be resisted and therefore the site can not be considered to be available. However, given that the site has been promoted during the 'call for sites' exercise it is considered that it should be monitored regularly.

SHLAA ID	Site Address	Reason for Rejection
WB13002	Inland Revenue Office, Durrington	This site was not previously considered as part of the 2009 SHLAA review. However, as part of the 'call for sites' the agent acting on behalf of the landowner has promoted the 5.6ha site along with the 1ha of open land to the south west of the site which is also in their ownership and which was previously assessed separately as SHLAA Ref. WB08194. Site promoters have indicated that the site will be part vacated from June 2014 as part of the rationalisation of HMRC's resources across the country. HMRC will continue to occupy the offices to the east of the site. Given the local policy position and significant emplyment needs the starting position should be the consideration of employment uses on all of the site. However, it is accepted that a level of residential development as part of a well designed mixed-use scheme could be achievable (subject to the consideration of employment provision and / or if development could help to 'open up' and bring forward the land at Martlets Way (AOC8). Further assessment is required to enable a robust assessment of any future potential residential capacity to be made. The potential for development at this site (capacity and timescale assumptions etc.) should be monitored regularly.
WB13003	Royal Mail Delivery Office, Mulberry Lane	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not available. In 2013 the site was promoted during the "call for sites" exercise. However, whilst the Council has strong policies to retain employment sites it is accepted that if it could demonstrated there was no employment demand for this land that there might be some potential for residential use. However, it is not clear at this time that the current occupier (the Post Office) has any clear plans to relocate or consolidate their service or that other employment uses had been explored. Therefore, this site will remain rejected in the SHLAA but given the promotion of the land through the call for sites the situation should be monitored regularly.
WB13006	Car Park Adjacent 40 Brooklyn Avenue	This site was not previously considered as part of the 2009 SHLAA review. However, following an assessment in 2013/14 the site has been rejected because it is currently in use as a car park serving Goring Road District Shopping Centre. In order to release the site for housing development, it would need to be demonstrated by the Council that the site was surplus to requirements through a Parking Strategy. Until then, the site is neither suitable or available but should be monitored regularly.

SHLAA ID	Site Address	Reason for Rejection
WB13011	121 Durrington Lane	This site is a new site for the 2014 SHLAA, therefore was not previously considered as part of the 2009 SHLAA review. It is considered to be suitable, available and achievable and a planning application for 10 dwellings (reference: AWDM/0129/14) was withdrawn in March 2013. The site will be monitored for the submission of any future applications.
WB13035	68 Grand Avenue, Worthing	Whilst it might be possible to make more efficient use of this corner plot great care will need to be taken to ensure that the density and scale of any proposal is appropriate does not detract from the character of the area. It has been shown that a proposed development of 9 units was inappropriate by virtue of its scale, massing and height in relation to neighbouring buildings and the general character of the surrounding area. Although a different scheme that suitably addressed these issues (probably by lowering the density of development) may be appropriate for this site this has not been considered and at the time of the SHLAA assessment the Council is not aware that the site promoters are working up an alternative scheme. For these reasons the site should not be taken forward in this SHLAA but should be monitored in case the situation changes.
WB13038	41 Goring Road	Whilst it might be possible to make more efficient use of this site great care will need to be taken to ensure that the density and scale of any proposal is appropriate does not detract from the character of the area. It has been shown that a proposed development of 12 units was inappropriate by virtue of its the loss of and failure to replace family size dwellings, the scale, massing and height in relation to neighbouring buildings and the general character of the surrounding area. Although a different scheme that suitably addressed these issues (probably by lowering the density of development) may be appropriate for this site this has not been considered and at the time of the SHLAA assessment the Council is not aware that the site promoters are working up an alternative scheme. For these reasons the site should not be taken forward in this SHLAA but should be monitored in case the situation changes.

Appendix 3. Rejected Sites

Table 11.	List of Rejected Sites
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SHLAA ID	Site Address	Planning Status
WB08141	Avon House, 40 - 42 Shakespeare Road	None
WB13007	Car Park South of Davenport Court, Elm Grove	None
WB13005	Car Park, Tudor Buildings, Offington Lane	None
WB08094	Chandlers Yard, 24 Upper High Street	None
WB13036	3 Charmandean Road	PA Appeal Dismissed
WB08018	Land at 4-10, Charmandean Road	PA Appeal Dismissed
WB08111	Columbia House, Columbia Drive	None
WB08059	Land Site Decoy Farm, Dominion Way	None
WB08170	Discount Tyre Services, Winton Place	None
WB08156	East Factory North Side, Woods Way	None
WB08194	Land East of Juno Close, Barrington Road	None
WB08113	Land East of Seeboard Site, Dominion Way	PA Refuse
WB08137	4 & 5 First Floor Guildbourne, South Street	None
WB08186	Flint Cottage, Titnore Lane	None
WB08021	Garcia Trading Estate, Canterbury Road	PA Refuse
WB08197	Glaxo Smithkline, Southdownview Way	None
WB08022	Land at 1 Grove Road and 112, Broadwater Street	PA Appeal Dismissed
WB08165	Units 11 & 12 Ham Bridge Trading Estate	None
WB08164	Units 1 -3 Ham Bridge Trading Estate, Willowbrook	None
WB08030	1-3 Hertford Road	PA Appeal Dismissed
WB08029	54 Homefield Road	PA Refuse
WB08100	Land at 61-67, Littlehampton Road	None
WB08103	Maybridge Boys Club, Raleigh Way	None
WB08108	Methold House, Gordon Road	None
WB08052	Northbrook College of Further Education Broadwater	None
WB08016	Land Rear of 118-128, Broadwater Street West	PA Approve
WB08208	Sandhurst School, 101 Brighton Road	Under Construction
WB08188	Silverdale, Meadow Road	None
WB08109	Unit 10 Siverdale, Meadow Road	None
WB08095	South Farm Industries, St Lawrence Avenue	None
WB08160	Land South of The Warren, Hill Barn Lane	None
WB08189	Southdownview Works, 12 Southdownview Road	None
WB08099	Southern Water Storage Yard	PA Approve
WB08146	Sycamore House, 21 Bath Road	None
WB08143	The New Grange, 10-16 Homefield Road	None
WB13004	The Trout Public House and Car Park Fulbeck Avenue	PA Approve
WB08210	United Reform Church, Shelley Road	None
WB08110	Land at Units Dominion Way, Easting Close	None
WB08115	Land West of West Worthing Station, Tarring Road	PA Approve

WB08144	Westholme Clinic, Clive Avenue	None
WB08053	Worthing Hospital, Lyndhurst Road	None
WB08054	Worthing Leisure Centre, Shaftesbury Avenue	None
WB08088	Wraysbury, Beccles Road	PA Expired
WB08047	Building out to Sea, South of Brighton Road	None
WB13019	123 Brighton Road Worthing	Completed
WB08089	Broadwater Boulevard	None
WB13014	37a Canterbury Road	PA Approve
WB13032	16 - 18 Chapel Road	PA Refuse
WB13033	7 Chapel Road	PA Refuse
WB08209	23 Chesswood Road	None
WB08145	49 Chesswood Road	None
WB08086	Land Rear of 40-46 Cortis Avenue, Cortis Avenue	PA Refuse
WB08155	Open Space West of 1, Fernhurst Drive	None
WB08098	Land at 58-64, Grand Avenue	None
WB08185	4 & 4A Hayling Rise	PA Appeal Dismissed
WB13013	186 -188 Heene Road	PA Approve
WB13022	1 Highdown Avenue	PA Approve
WB08101	68-70 Littlehampton Road	PA Approve
WB08171	2 Longfellow Road	None
WB08168	22 Lyndhurst Road	None
WB08150	12 Mardale Road	None
WB08148	64 Offington Lane	None
WB08026	27 Oxford Road	PA Refuse
WB08201	49 Penfold Road	None
WB08158	12 Phrosso Road	None
WB08106	62 Richmond Road	None
WB08012	64 Sea Lane	PA Expired
WB08031	4 Seafield Avenue	PA Refuse
WB08051 WB08169	39 Selden Road	None
WB08105	2 Shakespeare Road	None
WB08142 WB08066	54 Shelley Road	None
WB08000	22 South Farm Road	None
WB08030	18 South Street, Tarring	Completed
WB08133 WB13034		
WB13034 WB08140	2 - 6 South Street Worthing	PA Appeal Dismissed Under Construction
WB08140 WB08139	2-4 Southey Road 5-9 St Botolphs Road	None
WB08139 WB13024	10 Station Parade Tarring	Completed
WB13024 WB08133	C C	PA Expired
	Site of 13 to 31, Tarring Road	
WB08149	29 The Glen	None
WB08187	Thesiger Close, Worthing	None
WB08104	121 Upper Brighton Road	Completed
WB08105	67 Victoria Road	None
WB08159	89 Warren Road	None
WB08092	Land At 134-142, Warren Road	PA Approve

WB08215	43 Wenban Road	PA Refuse
WB08085	5 West Avenue	Completed
WB08064	22 Winchester Road	PA Approve

Figure 12. Rejected Sites: Borough Wide



Figure 13. Rejected Sites: Town Centre Inset



Reject	Rejected Sites		
SHLAA ID	Site Address	Reason for Rejection	
WB08012	64 Sea Lane	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable but planning permission had been granted before the base date of the study. It was acknowledged at that time that the site's availability and achievability were subject to the relocation of an existing doctors surgery. Following a reassessment in 2013/14 it is considered that the site should be rejected. Whilst the doctors surgery has since relocated to a new site, there are now other health uses operating from the site and there is no indication that the site will become available for residential development.	
WB08016	Land Rear of 118-128, Broadwater Street West	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected on the grounds of availability and threshold size. Following a reassessment in 2013/14 it is considered that the same reasons for rejection still apply and therefore the site is not taken forward in this study. The site comprises 5 detached houses which all now appear to be in separate ownership and used as separate family dwelling houses. In addition, the site to the rear of these premises has been developed with 3 new bungalows (references WB/10/0226/FULL and WB/08/1064/FULL). This number of units falls below the threshold of this study. It is not considered that there is any further future potential on this site.	
WB08018	Land at 4-10, Charmandean Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not available and had multiple ownership issues that had not been addressed. The site was originally under the control of one developer, however, it has now been sold off to separate owners. These houses are now individual dwellings and there is no indication that these properties will come forward for development. If any of the dwellings were to come forward it would most likely be on an individual basis and as such any development would fall below the threshold of this study. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore the site is not taken forward in this study.	
WB08021	Garcia Trading Estate, Canterbury Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not suitable, available or achievable. Development on this site would result in the significant loss of part of a designated trading estate with no compelling reason to justify its loss. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore the site is not taken forward in this study. According to the latest update of the Employment Land Review this estate was fully occupied thus demonstrating the popularity of these units for local business.	

SHLAA ID	Site Address	Reason for Rejection
WB08022	Land at 1 Grove Road and 112, Broadwater Street	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected on the basis of its availability, although it was also stated that the site should be monitored. The site consists of 2 large detached houses now in separate ownerships. There has been an application for an extension to one of the dwellings but no further application in relation to a comprehensive redevelopment of the site. There is no indication that the site will come forward for a comprehensive residential development and, as such, any potential residential development will most likely fall below the threshold of this study. Therefore, following a reassessment it is considered that given the current use of the site it is unlikely that the site will become available and therefore the same reasons for rejection still apply and the site will not be taken forward in this study.
WB08026	27 Oxford Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site had no further potential as the existing units had been refurbished. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore the site is not taken forward in this study.
WB08029	54 Homefield Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08030	1-3 Hertford Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was too small to be included within the study. Following a reassessment in 2013/14 it is considered that the same reasons for rejection apply and therefore this site is not taken forward in this study.
WB08031	4 Seafield Avenue	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08047	Building out to Sea, South of Brighton Road	The option was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that it was not viable. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply. The option is not being actively promoted and no robust testing has been undertaken to demonstrate that the scheme would be technically possible or financially viable. As such, this opportunity is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
WB08052	Northbrook College of Further Education Broadwater	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was concluded that the site was not suitable or available, because it had planning permission and funding for a major educational redevelopment scheme. Following a reassessment in 2013/14 it is clear that any potentially available land has been earmarked for educational uses (this is currently likely to include the delivery of a new 900 pupil secondary school). As such, the site is still rejected and is not taken forward in this study.
WB08053	Worthing Hospital, Lyndhurst Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected because the site was not suitable or available for development, owing to its use as a hospital. Following a reassessment in 2013/14, there has been evidence of further investment in the site and little, if any surplus land remains that could be released for residential development. Therefore, it is concluded that the same reasons for rejection still apply and the site is not taken forward in this study.
WB08054	Worthing Leisure Centre, Shaftesbury Avenue	The site was considered in 2009 as part of the SHLAA review. At that time the site was rejected as the site was not considered to be suitable, available or achievable. The site is used for leisure uses which is considered to be the most appropriate and sustainable use of this site. In addition, the recent Open Space and Recreation studies have indicated that this site would not be surplus to requirements. Therefore, following a reassessment in 2013/14 it is concluded that for the same reasons the site should not be taken forward in this study.
WB08059	Land Site Decoy Farm, Dominion Way	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected due to environmental conditions which meant that the site was not considered to be appropriate for residential uses. The findings of recent contamination surveys have since confirmed that residential use would not be appropriate, but there may be potential to deliver employment use on this site. The nature of employment uses will be dependent on appropriate mitigation as well as the delivery of the appropriate supporting infrastructure. Following a reassessment in 2013/14 it is concluded that the same reasons for rejecting residential uses still apply and therefore this site is not taken forward in this study.
WB08064	22 Winchester Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as planning permission had been granted prior to the base date (01/04/2008) and was therefore considered elsewhere in the monitoring. Following a reassessment in 2013/14 it is considered that whilst the site is suitable in principle, the previous application has now expired and no further applications for comprehensive residential redevelopment of the site have been submitted. In addition, the current use as a residential care home is well established and appears to be successfully run according to the most recent inspection by the Care Quality Commission. Availability of this site is unknown and there has been no suggestion by the landowner or any developer that this site may be promoted for residential development in the future. Therefore the site is still rejected but on the basis of availability and is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
WB08066	54 Shelley Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was considered to be a potential site. Following a reassessment in 2013/14 it is considered that whilst the site is considered suitable in principle the existing use is a care home and there is no indication that the use will cease. Availability of this site is unknown and there has been no suggestion by the landowner or any developer that this site may be promoted for residential development in the future. Therefore, the site is still rejected on the basis of availability and is not taken forward in this study.
WB08085	5 West Avenue	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as planning permission was granted for 8 units (reference WB/08/0017/OUT) before the base date of the 2009 study. Following a reassessment in 2013/14, this planning permission has now expired and building works have been completed for 1 no. 4 bedroom house (reference AWDM/0638/12). Therefore, the site has been rejected, because the number of units delivered is less than 6, which is under the study threshold.
WB08086	Land Rear of 40-46 Cortis Avenue, Cortis Avenue	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the loss of designated open space was not justified in this instance. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08088	Wraysbury, Beccles Road	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013/14, it is clear that the previous permission has not been implemented. Furthermore, there has been investment into the existing care home use and extensions have been carried out to the property. It is concluded that the site is no longer available, therefore the site has not be taken forward in this study.
WB08089	Broadwater Boulevard	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was not considered to be available and this together with multiple ownership issues would prevent the site coming forward. Since that time the medical centre has consolidated its position and there has been significant investment in this area including the extension of a shop unit and change of use to a pharmacy with works to connect this to the medical centre via covered walkways. Therefore, following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and are further strengthened with the recent investment to consolidate the medical centre and associated uses. As such, the site should be excluded from this study.
WB08092	Land At 134-142, Warren Road	Site is achievable, suitable and available for development but despite previous and extant approval for demolition and redevelopment of 8 dwellings this has been superseded by an approval for one dwelling. It is considered that the more recent approval is more likely to be implemented and as this falls below the size threshold the site will not be taken forward in the study and any dwellings that may be delivered on this site will be picked up through other monitoring.

SHLAA ID	Site Address	Reason for Rejection
WB08094	Chandlers Yard, 24 Upper High Street	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the loss of employment use would not be acceptable. The site is fully occupied by an employment use for which Core Strategy Policy 4 would seek to protect and there is no indication that this current use will cease. There have been no applications on this site other than those in connection with the employment use. Following a reassessment in 2013/14 it is considered that the same reasons apply and therefore this site is not taken forward in this study.
WB08095	South Farm Industries, St Lawrence Avenue	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as there were concerns about the loss of employment land should development come forward and the site was operational and therefore not available. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08096	22 South Farm Road	The site was considered in 2009 as part of the SHLAA review. At that time it was concluded that the site should be rejected as the potential yield would be below the study threshold. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore the site is not taken forward in this study.
WB08098	Land at 58-64, Grand Avenue	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected because the availability of the site was unknown and there was no suggestion by the owners of the four semi- detached dwellings or any developer that the site may be promoted for residential development in the future. Following a reassessment in 2013/14, it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08099	Southern Water Storage Yard	The site is suitable, available and achievable for residential development. Planning permission has been granted for 5×4 bed units and these have been completed (10/02/2014). As there are only 5 dwellings the site is rejected as the number of units is below 6, which is below the threshold of this study and planning permission was granted before the base date 01/04/2013. These units will be picked up through other monitoring.
WB08100	Land at 61-67, Littlehampton Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that although there had been some developer interest shown when the Council's Urban Capacity Study was progressed there had been no interest shown since that time in developing these properties which are in good condition. Following a reassessment in 2013/14 it is concluded that, as there has been no further suggestion that the site could come forward, the same reasons for rejection still apply and therefore this site is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
WB08101	68-70 Littlehampton Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as permission had been granted for a conveyor car wash on the site. Following a reassessment in 2013/14 it is considered that as that permission has now been implemented the site can not be considered to be available or achievable and therefore the site is still rejected and is not taken forward in this study. Furthermore, an application to change the use of this site to a new retail store has been submitted to Council, which has now been approved as of September 2014.
WB08103	Maybridge Boys Club, Raleigh Way	This site was considered in 2009 as part of the SHLAA review. At that time it was rejected as the site was in use as a protected sports / community facility and there was no evidence that it was surplus to requirements. Therefore, it did not offer a suitable location for residential development. The site has undergone some significant investment into improving the facilities in recent years and further improvement works are planned. A recent updated Open Space study has concluded that there is no evidence to suggest that this use would be surplus to requirements. Therefore, the site continues to be rejected for the same reasons and is not taken forward in this study.
WB08104	121 Upper Brighton Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was too small for 6 dwellings. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study. Any units delivered on this site will be picked up through other monitoring.
WB08105	67 Victoria Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was in employment use and was not available for development. However, it was considered that as part of a comprehensive redevelopment of the area the site could have the potential for residential uses. The site is currently occupied by employment uses and there is no indication that this use will cease. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection apply and therefore the site is not taken forward in this study.
WB08106	62 Richmond Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08108	Methold House, Gordon Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as the site was in use for community purposes. The site is currently used by Guildcare as its main headquarter offices and provides a day centre for the elderly. There is no indication that the site will become available and as such the site should continue to be rejected.

SHLAA ID	Site Address	Reason for Rejection
WB08109	Unit 10 Siverdale, Meadow Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that its redevelopment would be contrary to policy and would not provide a high quality environment for prospective occupiers. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and, regardless, the site is too small to deliver 6+ dwellings and therefore this site is not taken forward in this study.
WB08110	Land at Units Dominion Way, Easting Close	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that redevelopment and loss of employment land would be contrary to policy and would not provide a high quality environment for prospective occupiers. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08111	Columbia House, Columbia Drive	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was in employment use as part of an established trading estate and was therefore not available or suitable for residential development. Following a reassessment in 2013/14 it is considered that the same reasons still apply. The site comprises a refurbished office block which offers serviced offices the supply of which is limited in Worthing. Furthermore, the site is located within a protected key local industrial/business area. Therefore, this site is not taken forward in this study.
WB08113	Land East of Seeboard Site, Dominion Way	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected due to loss of employment and lack of suitability for residential development. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and, regardless, the site would be too small to deliver 6+ dwellings and therefore this site is not taken forward in this study.
WB08115	Land West of West Worthing Station, Tarring Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings delivered on this site will be picked up through other monitoring.
WB08133	Site of 13 to 31, Tarring Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site had been granted planning permission for 21 units before the base date of the study. Following a reassessment in 2013/14 it is considered that the site should continue to be rejected. Since 2009 the site has been subject to a number of planning approvals for parts of the site rather than a comprehensive redevelopment. Some of these applications have been implemented and completed whilst others are under construction. The splitting of the sites into smaller individual development plots has resulted in each development falling below the threshold of the study and therefore the site is not taken forward in this study. However, the smaller development parcels will be picked up through other monitoring.
SHLAA ID	Site Address	Reason for Rejection
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WB08135	18 South Street, Tarring	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08137	4 & 5 First Floor Guildbourne, South Street	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that parts of the Guildbourne Centre may prove to be a poor location for residential development. Following a reassessment in 2013/14, the site has been rejected as a stand alone site as being too small. The Guildbourne Centre as a whole has been incorporated into the mixed-use development scheme at Union Place (WB08041).
WB08139	5-9 St Botolphs Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not available as the site was in use as a care home. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08140	2-4 Southey Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was concluded that the site would not be available. Following a reassessment in 2013/14 it is concluded that planning permission for 25 non self-contained bedsits has been implemented (reference AWDM/0088/11), therefore the site is no longer available (non self-contained units are not included with the SHLAA). Therefore the same reasons for rejection apply and the site is not taken forward in this study.
WB08141	Avon House, 40 - 42 Shakespeare Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not available as it was in use as a care home. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08142	2 Shakespeare Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as availability was unknown. Following a reassessment in 2013/14 it is considered that whilst the site is considered suitable in principle, the existing use as a care home appears to be operating successfully and there is no indication that the use will cease. Availability of this site is unknown and there has been no suggestion by the landowner or any developer that this site may be promoted for residential development in the future. Therefore, the site is still rejected but on the basis of availability and is not taken forward in this study.
WB08143	The New Grange, 10-16 Homefield Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as the site was not available for development as it was in use as a care home. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
WB08144	Westholme Clinic, Clive Avenue	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as the availability of the site was unknown. Following a reassessment in 2013/14 it is considered that whilst the site is considered suitable in principle the existing use as a Care Home has been consolidated and there is no indication that the use will cease. Availability of this site is unknown and there has been no suggestion by the landowner or any developer that this site may be promoted for residential development in the future. Therefore, the site is still rejected but on the basis of availability and is not taken forward in this study.
WB08145	49 Chesswood Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was not available and was in use as an assisted living residency. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08146	Sycamore House, 21 Bath Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08148	64 Offington Lane	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08149	29 The Glen	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08150	12 Mardale Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08155	Open Space West of 1, Fernhurst Drive	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that development of the site would result in the loss of protected open space and the loss of woodland, which contributes to the character of the Goring Hall Conservation Area. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08156	East Factory North Side, Woods Way	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was concluded that the site which is located within an existing established industrial estate, was not suitable for residential development. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection apply and therefore the site is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
WB08158	12 Phrosso Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was too small and therefore fell below the threshold of the study. Following a reassessment in 2013/14 it is concluded that the same reason for rejection still apply and therefore the site is not taken forward in this study. Any units arising from this site will be picked up through other monitoring.
WB08159	89 Warren Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that although the large property could allow for some subdivision / expansion, there was no confidence that the site was available for development. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply as no further progress has been made or interest shown and therefore this site is not taken forward in this study.
WB08160	Land South of The Warren, Hill Barn Lane	The site forms part of the Worthing College site which relocated in 2013. There was a significant amount of investment into the improvement of educational facilities and associated playing pitches (some of which are located within this area) Therefore there is no expectation that the owners will be looking to release this land for further development particularly as there are a number of protected trees around the site. Land south of The Warren is therefore rejected and not taken forward in this study.
WB08164	Units 1 -3 Ham Bridge Trading Estate, Willowbrook	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that its redevelopment would be contrary to policy and would not provide a high quality environment for prospective occupiers. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08165	Units 11 & 12 Ham Bridge Trading Estate	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that its redevelopment would be contrary to policy and would not provide a high quality environment for prospective occupiers and would yield under 6 dwellings. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08168	22 Lyndhurst Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as the site was not available. The site is currently in use as accommodation for hospital nurses and the ground floor is in use as an office space to facilitate the decant for an Endoscopy department enlargement. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08169	39 Selden Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as the site was not available. Following a reassessment in 2013/14, the site is currently in use as an office for Worthing Hospital and it is concluded that the same reasons for rejection still apply. Therefore this site is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
WB08170	Discount Tyre Services, Winton Place	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as the site fell below the threshold of the study. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08171	2 Longfellow Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was concluded that the site yield was below the study threshold of six units and in use as a care home for people with learning difficulties. Following a reassessment in 2013/14, the potential yield of the site has been re-visited and it is concluded that the site may be able to accommodate over 6 units, however the site is still not available, therefore the opportunity is rejected and is not taken forward in this study.
WB08185	4 & 4A Hayling Rise	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08186	Flint Cottage, Titnore Lane	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that the site was too small. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB08187	Thesiger Close, Worthing	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that its redevelopment would be contrary to policy, owing to its location within Meadow Road Trading Estate. Furthermore, residential redevelopment would not provide a high quality environment for prospective occupiers. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08188	Silverdale, Meadow Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as it was concluded that its redevelopment would be contrary to policy owing to its location within Meadow Road Trading Estate. Furthermore, residential redevelopment would not provide a high quality environment for prospective occupiers. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08189	Southdownview Works, 12 Southdownview Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as the site was located in an industrial estate and its loss would be contrary to the Council's employment land policies. Furthermore, residential redevelopment would not provide a high quality environment for prospective occupiers. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.

SHLAA ID	Site Address	Reason for Rejection
WB08194	Land East of Juno Close, Barrington Road	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. Since then the site has been identified in the Core Strategy as part of a wider Area of Change (AOC8) which includes SHLAA sites WB08038 and WB08058. The wider area is considered to be an opportunity area that could deliver a mixed use of new employment floorspace and residential development. Whilst this site could potentially be delivered in isolation there is a far greater opportunity to address the significant access issues by bringing these three sites together and also to ensure that the wider site delivers the most efficient use of the land. During the 2013 'Call for Sites' exercise a much larger site was put forward (WB13002) which incorporates this site and the neighbouring Inland Revenue Offices to the east (which is in the same ownership). As such, this specific SHLAA site is rejected here but considered under the larger WB13002 SHLAA reference.
WB08197	Glaxo Smithkline, Southdownview Way	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected due to the potential loss of employment and that there had been no firm interest in residential redevelopment. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply, particularly as the landowner continues to invest in the existing use. Therefore this site is not taken forward in this study.
WB08201	49 Penfold Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was considered that the site was too small for 6 dwellings. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore, the site is not taken forward in this study. Any units delivered on this site will be picked up through other monitoring.
WB08208	Sandhurst School, 101 Brighton Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was concluded that the site was not available but should be monitored. It was estimated that the site could provide a gross potential yield of 15. Following a reassessment in 2013/14, the site is now under construction but the gross potential yield has been reduced to only 5 units. Therefore the site has been rejected because it falls below the study threshold.
WB08209	23 Chesswood Road	The site was considered in 2009 as part of the SHLAA review. At that time it was rejected as the gross potential yield was less than 6 dwellings and therefore below the study threshold. Following a reassessment in 2013/14 it is concluded that the same reasons for rejection still apply and therefore this site is not taken forward in this study.
WB08210	United Reform Church, Shelley Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was concluded that the site was under the 6 dwelling study threshold. Following a reassessment in 2013/14 it is considered that the site threshold is still under 6 and planning permission has also been granted for a change of use to a medical centre, which has now been completed. Therefore the site is no longer available.

SHLAA ID	Site Address	Reason for Rejection
WB08215	43 Wenban Road	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable. However, following a reassessment in 2013/14, it is concluded that the site should be rejected on the basis of availability. The site is occupied as a single dwellinghouse and there have been works undertaken in connection with this use which indicate that the site is not available.
WB13004	The Trout Public House and Car Park Fulbeck Avenue	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB13005	Car Park, Tudor Buildings, Offington Lane	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB13007	Car Park South of Davenport Court, Elm Grove	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB13013	186 -188 Heene Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB13014	37a Canterbury Road	The site is too small for 6 dwellings which is the threshold for this study. Any dwellings that may be delivered on this site will be picked up through other monitoring.
WB13019	123 Brighton Road Worthing	The site is too small for 6 dwellings which is the threshold for this study, This site already has planning permission (reference WB/09/0706/FULL) for 5 dwellings and development has already been completed (24/11/11). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB13022	1 Highdown Avenue	The site is too small for 6 dwellings which is the threshold for this study and in addition has planning consent (reference AWDM/0243/11) for 4 dwellings (01/12/2011). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB13024	10 Station Parade Tarring	The site is too small for 6 dwellings which is the threshold for this study, This site already has planning permission (reference WB/11/0217/FULL) for 5 dwellings and development has been completed (25/04/2013). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.

SHLAA ID	Site Address	Reason for Rejection
WB13032	16 - 18 Chapel Road	This site was not previously considered as part of the 2009 SHLAA review. It is rejected from the scope of this study as planning permission has been refused due to loss of employment. In addition, it is considered that this would provide an inappropriate location for residential use due to the exposure of potential occupiers to unacceptable disturbance from late night noise and associated activity of the adjoining and nearby commercial and leisure uses.
WB13033	7 Chapel Road	This site was not previously considered as part of the 2009 SHLAA review. It is rejected from the scope of this study as planning permission has been refused due to loss of employment. In addition, it is considered that this would provide an inappropriate location for residential use due to the exposure of potential occupiers to unacceptable disturbance from late night noise and associated activity of the adjoining and nearby commercial and leisure uses.
WB13034	2 - 6 South Street Worthing	This site was not previously considered as part of the 2009 SHLAA review. It is rejected from the scope of this study as planning permission has been refused (and appeal dismissed) due to loss of employment and it being an inappropriate location for residential use due to negative impact of adjoining uses and poor quality of residential environment that would be provided.
WB13036	3 Charmandean Road	This site, that was not previously considered as part of the 2009 SHLAA review, is rejected from the scope of this study. The site has been the subject of a number of unsuccessful applications and an appeal has been dismissed. Whilst it is accepted that in principle there may be an opportunity to provide a increase on units on this site it is considered that any units delivered will be below the threshold of this study. The site is therefore not taken forward in this study.

Appendix 4. Committed Sites

SHLAA ID	Site Address	Planning Status
WB08178	Amelia Court, Union Place	Completed
WB08203	Builder Centre, Park Road	Under Construction
WB08034	Camber House, 12 West Avenue	Completed
WB08161	Car Park The Warren, Hill Barn Lane	Completed
WB08010	Charter Court, 37 Wigmore Road	Completed
WB08132	Chatsworth Lodge, 26 - 28 St Botolphs Road	Completed
WB08074	Coast Apartments, 25 - 27 Wordsworth Road	Completed
WB08049	Land Site Corner of Eirene Road and Sea Place	Under Construction
WB08002	120 Dominion Road	Completed
WB13042	80 & 80A Dominion Road	PA Approve
WB08027	Emmanuel Church, Chatham Road	Completed
WB08072	Fenchurch Mansions, 2 Cross Street	Completed
WB08082	Forest Barn, Forest Farm, Arundel Road, Salvington	Completed
WB08071	Goods Yard used by Various Traders, Goring Street	Under Construction
WB08123	32 Hayling Rise & 24 Woodland Avenue	Completed
WB13008	Highdown Court 2 Durrington Lane	PA Approve
WB08118	Highdown School, Durrington Lane	Completed
WB08166	Highfield Court, 75 Penfold Road	Completed
WB08205	Hurst Grange Nursing Home, 17 -19 Parkfield Road	PA Approve
WB08015	Land Junction of Chapel Road and Newland Road	Completed
WB08177	Kings Quarter, Orme Road	Completed
WB08090	Land at 10 & 10A, Mill Road	Under Construction
WB08193	Land Rear of 14 - 22 New Street, Worthing	Completed
WB08003	7 Langton Road	Completed
WB08174	Lloyds Bank Plc, The Causeway	PA Approve
WB08175	Lloyds Bank Plc, The Causeway	PA Approve
WB13017	Lower Northbrook Farm, Titnore Lane	PA Approve
WB08081	Macaris, 4 - 7 Arcade Buildings, South Street	Completed
WB13028	Mayfair Hotel 11 - 12 Heene Terrace	Completed
WB08051	Land Site North of Beach Haven, Eirene Avenue	Completed
WB08056	Northbrook College, Littlehampton Road	Under Construction
WB08172	Park Lodge, 2 Park Road	Completed
WB08126	Land Rear Of 37 - 39 Chesswood Road	Completed
WB08121	Land Rear of 18 - 28, Strand Parade	Completed
WB08006	Regency Apartments, 17-19 Crescent Road	Completed
WB13031	Reps Health Studio, Grafton Place	Under Construction
WB08060	Rotary Lodge, 32 St Botolphs Road	Completed
WB08069	Sanditon Court, 24 Lyndhurst Road	Completed
WB08011	Sonnet Court, 2 Tennyson Road	Completed

Table 12. List of Committed Sites

WB13037	Spells Buildings, 1 Grafton Place	Under Construction
WB08151	St Barnabas Hospice, Columbia Drive	Completed
WB13040	Sussex Nursing Home, 12 Queens Road	Completed
WB13039	The Beach Hotel, 123 Marine Parade	Under Construction
WB08007	The Eardley, 3 -10 Marine Parade	Completed
WB08080	The Old Dairy, 16A Warwick Road	Completed
WB08173	Victoria Mansions, 1 Cross Street	Completed
WB08008	9 Warwick Gardens	Completed
WB08070	Woodlands and Witsend Durrington Hill	Completed
WB08055	Worthing Sixth Form College, Bolsover Road	Under Construction
WB13015	1a Ambrose Place	PA Approve
WB08062	1-35 Angola Road, Broadwater	Completed
WB08017	Land at 50-56 Bolsover Road	Completed
WB08033	203 Brighton Road	Completed
WB13026	221 Brighton Road, Worthing	Completed
WB08211	10 Broadwater Road	Completed
WB08063	7 Broadwater Road	Completed
WB08127	98 Broadwater Road	Completed
WB13027	25A Chapel Road	PA Approve
WB13016	56A Chapel Road	Under Construction
WB13041	37-39 Chesswood Road	PA Approve
WB08079	49 Church Walk	Completed
WB08009	10 Cowper Road	Completed
WB08214	24 Cowper Road	Completed
WB08050	Land Site South of 11, Eirene Avenue	Completed
WB08125	Land at 1 and 5 Eirene Road	Completed
WB08120	33 Eriswell Road	Completed
WB08084	130 Goring Road	Completed
WB08213	62-66 Goring Road	Completed
WB08131	Land at 84-92, Heene Road	Under Construction
WB08128	12 Littlehampton Road	PA Approve
WB08147	33-37 Madeira Avenue	Completed
WB13029	82-92 Meadow Road	PA Approve
WB08014	33 Mill Road	Completed
WB08130	5 Mill Road	PA Approve
WB08184	6 & 8 Mill Road	Under Construction
WB08023	9 Mill Road	Under Construction
WB08073	1-2 New Parade	Completed
WB08035	11 Offington Lane, Salvington	Completed
WB08216	68 Poulters Lane	Completed
WB08078	3 Queens Road	Completed
WB08202	4 Queens Road	Completed
WB08083	6 Queens Road	Completed
WB08136	19 Ripley Road	Completed
WB08077	87 Rowlands Road	Completed

WB08114	89 & 91 Rowlands Road	Completed
WB08119	Land at 70 - 72, Rowlands Road	Completed
WB08091	101 Salvington Road	Completed
WB08191	42 Salvington Road	Under Construction
WB08067	19A Selden Road	Completed
WB13025	28 Selden Road	Under Construction
WB08004	20 Shakespeare Road	Completed
WB08019	63 Shakespeare Road	Completed
WB08116	31 Shelley Road	Under Construction
WB08192	5 - 7 Shelley Road	Completed
WB13030	10 Southey Road	Completed
WB13021	14 St Botolphs Road	Completed
WB08005	40-42 St Botolphs Road	Completed
WB08134	31 St George's Road	Completed
WB08075	St Lawrence Mews, West Tarring	Completed
WB08025	13-25 St. Dunstans Road	Under Construction
WB08076	44-46 Station Road	Completed
WB08212	44-46 Wallace Avenue	Completed
WB08199	18 Warwick Street	PA Approve
WB08061	45 Wenban Road, Worthing	Completed
WB13023	42 - 44 West Parade Worthing	Completed
WB08065	1 Winchester Road	Completed
WB08124	21 Winchester Road	Completed
WB08117	36 Wordsworth Road	Completed
WB08122	43 Wordsworth Road	Under Construction

Figure 14. Committed Sites: Borough Wide



Figure 15. Committed Sites: Town Centre Inset



Committed Sites		
SHLAA ID	Site Address	Further Details
WB08002	120 Dominion Road	The site has planning permission (reference 06/0545/FULL) and development was completed prior to the 2009 study (31/03/2008). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08003	7 Langton Road	The site has planning permission (reference WB/06/0114/FULL) and the development has been completed (18/09/2008). Therefore, the site falls outside the scope of this study and will be picked up through other monitoring.
WB08004	20 Shakespeare Road	The site has planning permission (reference 07/0086/FULL) and development has now been completed (31/01/2008). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08005	40-42 St Botolphs Road	The site has planning permission (reference 07/0226/FULL) and development has been completed (19/11/2008). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08006	Regency Apartments, 17- 19 Crescent Road	 The site has planning permission (reference WB/07/0386/FULL) and development has been completed (10/02/2011). Therefore, the site falls outside the scope of this study and will be picked up through other monitoring.
WB08007	The Eardley, 3 -10 Marine Parade	The site has planning permission (reference 06/1050/FULL) and development has been completed (17/09/2012). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08008	9 Warwick Gardens	The site has planning permission (reference 07/0666/FULL) and development has been completed (30/06/2011). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08009	10 Cowper Road	The site has planning permission (reference 07/0861/FULL) and development has been completed (16/03/2011). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring
WB08010	Charter Court, 37 Wigmore Road	The site had planning permission (reference WB/06/0853/FULL) and development has been completed (29/05/2008). Therefore the site falls outside the scope of this study and will be picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08011	Sonnet Court, 2 Tennyson Road	The site has planning permission (reference WB/07/1126/FULL) and development has been completed (28/04/09). Therefore, the site falls outside the scope of this study and will be picked up through other monitoring.
WB08014	33 Mill Road	The site has planning permission (reference WB/07/0285/FULL) and development was completed as of 30/03/2011. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08015	Land Junction of Chapel Road and Newland Road	The site has planning permission (reference WB/06/0898/FULL) and development has been completed. Therefore, this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08017	Land at 50-56 Bolsover Road	The site has planning permission (reference WB/07/1120/FULL) and development has been completed (05/11/2010). Therefore, this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08019	63 Shakespeare Road	The site has planning permission (reference WB/ 08/0229/FULL) and development was completed in 2012. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08023	9 Mill Road	The site has planning permission (reference WB/09/0346/FULL) and development commenced on 05/07/2012. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08025	13-25 St. Dunstans Road	The site has planning permission (reference WB/10/0429/FULL) and development commenced on 03/10/2013. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08027	Emmanuel Church, Chatham Road	The site has planning permission and development is now complete. Therefore this site falls outside the scope of this study and will be picked up through other monitoring.
WB08033	203 Brighton Road	The site has planning permission (reference WB/07/1524/FULL) and development has been completed (01/04/2009). Therefore, this site now falls outside the scope of this study and has been picked up through other monitoring.
WB08034	Camber House, 12 West Avenue	The site has planning permission (reference WB/07/0699/FULL) and development was completed on 11/04/2008. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08035	11 Offington Lane, Salvington	The site has planning permission for the development of 19 dwellings (reference WB/04/0825/OUT and WB/05/1270/ARM) and development is complete (10/08/2007). Therefore site falls outside the scope of this study and will be picked up through other monitoring.
WB08049	Land Site Corner of Eirene Road and Sea Place	The site has planning permission (reference WB/06/1121/FULL). Development has commenced and some units are now complete. The site falls outside the scope of this study and will be picked up through other monitoring. The planning application reference also relates to SHLAA sites WB08050 and WB08051.
WB08050	Land Site South of 11, Eirene Avenue	The site has planning permission (reference WB/06/1121/FULL) and development has commenced, of which these units are now completed. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring. The planning application reference also relates to SHLAA sites WB08049 and WB08051.
WB08051	Land Site North of Beach Haven, Eirene Avenue	The site has planning permission (reference WB/06/1121/FULL) and development has commenced, of which these units are now completed. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring. The planning application reference also relates to WB08050 and WB08051.
WB08055	Worthing Sixth Form College, Bolsover Road	The site has planning permission (reference AWDM/0363/11) and development has commenced on site. Therefore the site now falls outside the scope of the study and will be picked up through other monitoring.
WB08056	Northbrook College, Littlehampton Road	This SHLAA site includes the completed St Barnabas Hospice to the north and the Northbrook College site, which has seen extensive investment and redevelopment of the college in recent years, as well as mixed-use residential development on surplus land to the east. Phase 1 of the scheme includes a mixed-use development (reference AWDM/0521/12) to the east and south east, comprising of 117 residential units (with 17 affordable), a car show room and care home and is nearing completion, having commenced on 24/07/2013. Phase 2 and Phase 3 of largely residential development has been considered under different SHLAA references for monitoring purposes (see WB13017 and WB13018 respectively for further details).
WB08060	Rotary Lodge, 32 St Botolphs Road	The site has planning permission (reference WB/04/00411/FULL) and development was completed prior to the 2009 SHLAA report. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08061	45 Wenban Road, Worthing	The site has planning permission (reference WB/05/1262/FULL) and has been completed (18/04/2007). Therefore the site now falls outside the scope of this study and will be picked up through other monitoring.
WB08062	1-35 Angola Road, Broadwater	The site has planning permission (reference WB/06/0465/FULL) and development has been completed (30/10/2007). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08063	7 Broadwater Road	The site has planning permission (WB/07/0280/FULL) and has been completed (29/05/2008). Therefore, the site now falls outside the scope of this study and will be picked up through other monitoring.
WB08065	1 Winchester Road	The site had planning permission (reference WB/05/0632/FULL) and was completed (30/01/2007) and as such was not considered as part of the 2009 SHLAA but considered through other monitoring. Therefore, the site falls outside the scope of this study and will be picked up by other monitoring.
WB08067	19A Selden Road	The site has planning permission (reference WB/06/0128/FULL) and development has been completed (04/05/2007). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08069	Sanditon Court, 24 Lyndhurst Road	The site has planning permission (reference WB/05/1286/OUT) and development has been completed as of 08/01/2009. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08070	Woodlands and Witsend Durrington Hill	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it had planning permission (WB/09/756/FULL) for redevelopment. The development for 9 dwellings has since been completed (21/10/2010) and therefore the site falls outside the scope of this study and will be picked up through other monitoring.
WB08071	Goods Yard used by Various Traders, Goring Street	The site has planning permission (reference AWDM/0680/11) and development has commenced. Therefore the site falls outside the scope of this study and will be picked up through other monitoring.
WB08072	Fenchurch Mansions, 2 Cross Street	The site has planning permission (reference WB/06/0728/FULL) and development has been completed (04/08/2009). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08073	1-2 New Parade	The site has planning permission (reference WB/07/0619/FULL) and development has been completed (02/06/2008). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08074	Coast Apartments, 25 - 27 Wordsworth Road	The site has planning permission (reference WB/06/0530/FULL) and has been completed (08/02/2008). The site therefore falls outside the scope of this study and will be picked up through other monitoring.
WB08075	St Lawrence Mews, West Tarring	The site has planning permission (reference WB/06/0751/OUT) and development was completed as of 08/09/2008. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring
WB08076	44-46 Station Road	The site has planning permission (reference WB/06/1413/FULL) and development has been completed (27/03/2009). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08077	87 Rowlands Road	The site has planning permission (reference WB/06/1165/FULL) and has been completed (28/03/2008). Therefore, the site falls outside the scope of this study and will be picked up through other monitoring.
WB08078	3 Queens Road	The site has planning permission (reference WB/07/0780/FULL) and development has been completed (18/2/2010). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08079	49 Church Walk	The site has planning permission (reference WB/06/1419/FULL) and development has been completed. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08080	The Old Dairy, 16A Warwick Road	The site has planning permission (reference WB/04/00621/FULL) and development has been completed prior to the 2009 SHLAA report. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08081	Macaris, 4 - 7 Arcade Buildings, South Street	The site has planning permission (reference WB/04/00018/FULL) and development has been completed prior to the 2009 SHLAA report. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08082	Forest Barn, Forest Farm, Arundel Road, Salvington	The site has planning permission (reference WB/04/00235/OUT) and development has been completed. Therefore the site falls outside the scope of this study and will be picked up through other monitoring.
WB08083	6 Queens Road	The site has planning permission (reference WB/07/0658/FULL) and development is complete (06/02/2009). Therefore, the site falls outside the scope of this study and will be picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08084	130 Goring Road	The site has planning permission (reference WB/07/1138/FULL) and development has been completed (18/8/2008). Therefore this site falls outside the scope of this study and will be picked up through other monitoring.
WB08090	Land at 10 & 10A, Mill Road	The site has planning permission (reference WB/06/1344/FULL) and development has commenced. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08091	101 Salvington Road	The site has planning permission (reference WB/08/0373/OUT) and development has been completed (01/01/2012). Therefore the site now falls outside the scope of this study and will be picked up through other monitoring.
WB08114	89 & 91 Rowlands Road	The site has planning permission (reference WB/11/0045/FULL) and development has been completed. Therefore the site now falls outside the scope of this study and will be picked up through other monitoring.
WB08116	31 Shelley Road	The site had planning permission at the time of the 2009 SHLAA review (reference WB/07/1565/FULL) which was replaced by a subsequent planning permission (reference WB/10/0858/FULL) and development has now commenced (31/05/2013) on site. Therefore, the site now falls outside the scope of the study and will be picked up through other monitoring.
WB08117	36 Wordsworth Road	The site has planning permission (reference WB/07/0944/FULL) and development has been completed (20/04/2010). Therefore, this site falls outside the scope of this study and will picked up through other monitoring.
WB08118	Highdown School, Durrington Lane	The site has planning permission (reference WB/09/0734/FULL) and development has been completed. Therefore the site now falls outside the scope of this study and will be picked up through other monitoring.
WB08119	Land at 70 - 72, Rowlands Road	The site has planning permission (reference WB/07/1000/FULL) and development has been completed (18/06/2009). Therefore, this site falls outside the scope of this study and will be picked up through other monitoring.
WB08120	33 Eriswell Road	The site has planning permission (reference WB/07/1009/FULL and development has been completed (01/02/2013). Therefore, this site now falls outside the scope of this study and will be picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08121	Land Rear of 18 - 28, Strand Parade	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as planning permission had been granted for a mixed development including 6 flats. This application was then replaced by a scheme (reference AWDM/0136/11) for 9 dwellings and this is now complete as of 17/07/2013. Therefore, this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08122	43 Wordsworth Road	The site has planning permission (reference WB/07/0135/FULL) and part of the development has been completed (7 units 24/07/2012) with the remaining 16 units under construction (commenced 20/03/2012). Therefore, the site now falls outside the scope of this study and will be picked up through other monitoring.
WB08123	32 Hayling Rise & 24 Woodland Avenue	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as work had commenced on the delivery of 14 flats. This scheme was then replaced by a scheme for 7 dwellings this scheme has now been completed (12/10/2011). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08124	21 Winchester Road	The site had planning permission (reference WB/07/0031/FULL) and two subsequent applications were submitted to extend the implementation time for this development but it appears that no progress was made on these applications. However, further investigations indicate that the property has been converted to 9 flats and therefore does not offer further potential. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08125	Land at 1 and 5 Eirene Road	The site has planning permission (reference WB/06/0758/FULL) and development was completed in 2010. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08126	Land Rear Of 37 - 39 Chesswood Road	The site has planning permission (reference 08/0107/FULL) and development was completed in 2012. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08127	98 Broadwater Road	The site has planning permission (reference WB/08/1188/FULL) and development has been completed (26/11/2009). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08128	12 Littlehampton Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it had permission before the base date for 21 flats (WB/04/1102/OUT). Following a reassessment in 2013 approval has now been permitted (WB/09/732/FULL) for demolition of existing buildings and construction of 22 flats. The approval date is before the base date for this update and, as such, the development will be picked up through other monitoring. Whilst the site is not being taken forward within the update it should be noted that should the current permission expire then the site could be reconsidered as a SHLAA site.
WB08130	5 Mill Road	The site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as the site had planning permission for conversion of vacant nursing home to six flats but this approval was prior to the base date of the study (reference 04/01453/FULL). Following a reassessment in 2013/14 it appears that as a condition had been discharged (2009) the previous permission is still extant. It is also understood that building works have now commenced to deliver the 6 flats (commenced 17/02/2014). Therefore the site now falls outside the scope of this study and will be picked up through other monitoring.
WB08131	Land at 84-92, Heene Road	The site has planning permission (reference WB/03/00842/FULL) which was subsequently amended (reference WB/11/0107/FULL) and development has commenced (26/02/2009). Therefore this site falls outside the scope of this study and will be picked up through other monitoring.
WB08132	Chatsworth Lodge, 26 - 28 St Botolphs Road	The site has planning permission (reference AWDM/0738/11) and development is now complete. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08134	31 St George's Road	The site has planning permission (reference WB/ 07/0938/FULL) and development has been completed (03/12/2008). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08136	19 Ripley Road	The site has planning permission (reference WB/09/0046/FULL) and development has been completed (25/03/2009). Therefore the site now falls outside the scope of this study and will be picked up through other monitoring.
WB08147	33-37 Madeira Avenue	The site has planning permission (reference 08/0377/FULL) and development has been completed. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB08151	St Barnabas Hospice, Columbia Drive	The site was considered in 2009 as part of the SHLAA review. At that time it was considered to be suitable, achievable and deliverable as it was known that the Hospice was relocating and that the most suitable use of the site would be residential. Following a reassessment in 2013/14, it is concluded that as the scheme for 51 dwellings (reference WB/09/0800/FULL) has now been completed (23/11/2012) the site should not be taken forward in this study. The dwellings delivered have been picked up through the monitoring of completions.
WB08161	Car Park The Warren, Hill Barn Lane	The site has planning permission (reference AWDM/0365/11) dating from before the base date of this study and is now completed. Therefore the site falls outside the scope of the study and will be picked up through other monitoring.
WB08166	Highfield Court, 75 Penfold Road	The site was completed prior to the 2009 SHLAA review and as such is not taken forward as part of this study. The dwellings delivered on this site will be picked up through other monitoring.
WB08172	Park Lodge, 2 Park Road	The site has planning permission (reference WB/05/0920/FULL) and development has been completed (01/12/2008). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08173	Victoria Mansions, 1 Cross Street	The site has planning permission before the base date of this study (reference WB/05/0913/ARM) and development has been completed. Therefore, this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08174	Lloyds Bank Plc, The Causeway	This site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was considered that the whilst the owners were promoting the site it was in an active employment use that was deemed the most appropriate use of the site. However, following a reassessment in 2013/14, a notice under Part J of the General Permitted Development Order (GPDO) was submitted for the adjoining site only (WB08175) for change of use of the tower and multi story car park to 44 flats. The notice was approved 13th March 2014 which was before the base date of the study. For monitoring purposes, this more recent approval has superseded an application for 154 units (AWDM/0518/12), although both applications remain extant. The dwellings that will be delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.

SHLAA ID	Site Address	Further Details
WB08175	Lloyds Bank Plc, The Causeway	This site was considered in 2009 as part of the SHLAA review. At that time, it was rejected as it was considered that the whilst the owners were promoting the site it was in an active employment use that was deemed the most appropriate use of the site. However, following a reassessment in 2013/14, a notice under Part J of the General Permitted Development Order (GPDO) was submitted for the adjoining site only (WB08174) for change of use of the tower and multi story car park to 44 flats. The notice was approved 13th March 2014 which was before the base date of the study. For monitoring purposes, this more recent approval has superseded an application for 154 units (AWDM/0518/12), although both applications remain extant. The dwellings that will be delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.
WB08177	Kings Quarter, Orme Road	The site has planning permission (reference WB/06/1129/FULL) and development has been completed as of 10/10/2008. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08178	Amelia Court, Union Place	The site has planning permission (reference WB/ 06/1194) which was permitted by appeal and development has been completed. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08184	6 & 8 Mill Road	The site has planning consent (reference WB/10/0753/FULL) and development commenced during the 2013/2014 monitoring year prior to the base date. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08191	42 Salvington Road	The site has planning permission (reference WB/09/951/FULL) and development is nearing completion. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08192	5 - 7 Shelley Road	The site has planning permission (reference WB/08/0489/FULL) and development has been completed. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08193	Land Rear of 14 - 22 New Street, Worthing	The site has planning permission (reference WB/08/0282/FULL) and development has been completed as of 2010. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08199	18 Warwick Street	The site is suitable, achievable and deliverable but has a planning consent (reference WB/09/0511/FULL) dating from before the base date of this study. The dwellings that will be delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.

SHLAA ID	Site Address	Further Details
WB08202	4 Queens Road	The site has planning permission before the base date of this study (WB/08/0389/FULL) and development has now been completed (10/02/2011). Therefore, this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08203	Builder Centre, Park Road	The site has planning permission (reference AWDM/1514/12) and development commenced during the 2013/14 monitoring year. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08205	Hurst Grange Nursing Home, 17 -19 Parkfield Road	The site is suitable, achievable and deliverable but has a planning consent (reference WB/09/1055/FULL) dating from before the base date of this study (18/02/2010). The dwellings that will be delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.
WB08211	10 Broadwater Road	The site had planning permission before the base date of the 2009 SHLAA and development has now been completed (14/04/2010). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08212	44-46 Wallace Avenue	The site had planning permission (reference WB/05/0814/FULL) and development has been completed (15/05/2008). Therefore this site falls outside the scope of this study and will be picked up through other monitoring.
WB08213	62-66 Goring Road	The site has planning permission (reference WB/10/0148/FULL) and development has now been completed. Therefore the site now falls outside the scope of this study and will be picked up through other monitoring.
WB08214	24 Cowper Road	The site has planning permission (reference WB/08/0931/FULL) and development was completed by 24/02/2010. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB08216	68 Poulters Lane	The site has planning permission to convert property to 6 flats (WB/06/0653/FULL) and development has been completed (23/07/2007). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB13008	Highdown Court 2 Durrington Lane	The site originally formed part of a larger SHLAA site (WB08118) which was considered in 2009 as part of the SHLAA review. At that time the site was considered to be suitable, achievable and deliverable. However, the site comprised two phases of development. Phase 1 of the site had planning permission for 54 affordable extra care residential units which have now been completed (see WB08118). Phase 2 was for the development of 10 market houses (now forming this SHLAA site). The development of the 10 market houses proved to be problematic due to the economic climate and this together with increasing demand for extra care housing lead to a reconsideration of the development options on the site. The site has recently (15/07/2014) gained planning approval (subject to signing of a legal agreement) (AWDM/0630/13) for the development of 30 extra care residential units. Therefore, following a reassessment in 2013/14 the site is considered to be suitable, available and achievable and is to be taken forward in this study. However, the site should be monitored pending the signing of the legal agreements and for the purposes of monitoring, 10 units are considered deliverable within 2013/14.
WB13015	1a Ambrose Place	This site, that was not previously considered as part of the 2009 SHLAA review, is considered to be suitable, available and achievable. Prior approval has been confirmed under Part J of the General Permitted Development Order (NOTICE/0003/13 dated 03/01/2014) for the change of use of the first floor offices to 7 flats. The confirmation was provided on 03/01/2014 which is before the base date of the study. Therefore the site now falls outside the scope of this study and will be picked up through other monitoring.
WB13016	56A Chapel Road	This site, that was not previously considered as part of the 2009 SHLAA review, is considered to be suitable, available and achievable. Prior approval has been confirmed under Part J of the General Permitted Development Order (reference NOTICE/0004/13 dated 13/01/2014) for the change of use of the second and third floor offices to 10 flats. The confirmation was provided prior to the base date of this study and works have now commenced, therefore the site now falls outside the scope of this study and will be picked up through other monitoring.
WB13017	Lower Northbrook Farm, Titnore Lane	This SHLAA site could be described as Phase 2 of the overall wider Northbrook College redevelopment on Littlehampton Road and is considered as a separate SHLAA site for monitoring purposes. Phase 2 of the scheme includes an additional 38 dwellings at Lower Northbrook Farm (reference AWDM/0055/13) to the north east of the site. The site is suitable, achievable and deliverable but has a planning consent (reference AWDM/0055/13) dating from before the base date of this study (06/09/2013). The dwellings that will be delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.
WB13021	14 St Botolphs Road	The site has planning permission from before the base date of this study (reference WB/09/0746/FULL) and development has now been completed (02/11/2011). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.

SHLAA ID	Site Address	Further Details
WB13023	42 - 44 West Parade Worthing	This site was not previously considered as part of the 2009 SHLAA review but has planning consent (reference WB/09/0266/FULL) dating from before the base date of this study and the development is now complete. The dwellings that will be delivered will be picked up through monitoring and, therefore this site is not taken forward as part of this study.
WB13025	28 Selden Road	This site was not previously considered as part of the 2009 SHLAA review but is considered suitable, achievable and deliverable, it has planning consent (reference WB/10/0630/FULL) dating from before the base date of this study and the development is under construction. The dwellings that will be delivered will be picked up through monitoring and, therefore this site is not taken forward as part of this study.
WB13026	221 Brighton Road, Worthing	This site was not previously considered as part of the 2009 SHLAA review but is considered suitable, achievable and deliverable. It has planning consent (reference WB/10/0895/FULL) dating from before the base date of this study and the development was completed in July 2013. The dwellings delivered will be picked up through monitoring and, therefore this site is not taken forward as part of this study.
WB13027	25A Chapel Road	The site is suitable, achievable and deliverable but has planning consent (reference WB/10/0867/FULL) dating from before the base date of this study. The dwellings that will be delivered will be picked up through monitoring and, therefore this site is not taken forward as part of this study.
WB13028	Mayfair Hotel 11 - 12 Heene Terrace	This site was not previously considered as part of the 2009 SHLAA review but is considered suitable, achievable and deliverable, it has planning consent (reference AWDM/0509/11) dating from before the base date of this study and the development is now complete. The dwellings delivered will be picked up through monitoring and, therefore this site is not taken forward as part of this study.
WB13029	82-92 Meadow Road	The site is suitable, achievable and deliverable but has planning consent (reference AWDM/0806/12) dating from before the base date of this study. The dwellings that will be delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.
WB13030	10 Southey Road	The site has planning permission (reference AWDM/1089/12) and development was completed in the 2013/2014 monitoring year. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB13031	Reps Health Studio, Grafton Place	This site, that was not previously considered as part of the 2009 SHLAA review, is considered to suitable, available and achievable. It has planning consent (reference AWDM/0271/13) dated before the base date of this study (17/09/2013) and development has commenced on site. The dwellings that will be delivered will be picked up through other monitoring and, therefore, this site is not taken forward as part of this study.

SHLAA ID	Site Address	Further Details
WB13037	Spells Buildings, 1 Grafton Place	This site, that was not previously considered as part of the 2009 SHLAA review, is considered to suitable, available and achievable. It has planning consent (reference WB/ 10/1033/FULL) dated before the base date of this study (15/05/2013) and development commenced on site during the 2013/14 monitoring year. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB13039	The Beach Hotel, 123 Marine Parade	The site has planning permission (reference 10/0281/FULL) and development commenced on 15/04/2012. Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB13040	Sussex Nursing Home, 12 Queens Road	The site has planning permission (reference 06/0545/FULL) and development was completed prior to the 2009 study (31/03/2008). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB13041	37-39 Chesswood Road	The site has planning permission from before the base date of this study (reference 09/0447/FULL). Therefore this site now falls outside the scope of this study and will be picked up through other monitoring.
WB13042	80 & 80A Dominion Road	The site is suitable, achievable and deliverable but has a planning consent (reference 10/0025/FULL) dating from before the base date of this study (02/08/2011). The dwellings that will be delivered will be picked up through monitoring and, therefore, this site is not taken forward as part of this study.

Appendix 5. Index List of SHLAA Sites

SHLAA ID	Site Address	SHLAA 2013 Statu
WB08001	15 Farncombe Road	Rejected Site - Monitor
WB08002	120 Dominion Road	Committed Site
WB08003	7 Langton Road	Committed Site
WB08004	20 Shakespeare Road	Committed Site
WB08005	40-42 St Botolphs Road	Committed Site
WB08006	Regency Apartments, 17-19 Crescent Road	Committed Site
WB08007	The Eardley, 3 -10 Marine Parade	Committed Site
WB08008	9 Warwick Gardens	Committed Site
WB08009	10 Cowper Road	Committed Site
WB08010	Charter Court, 37 Wigmore Road	Committed Site
WB08011	Sonnet Court, 2 Tennyson Road	Committed Site
WB08012	64 Sea Lane	Rejected Site
WB08013	314 Goring Road	Rejected Site - Monito
WB08014	33 Mill Road	Committed Site
WB08015	Land Junction of Chapel Road and Newland Road	Committed Site
WB08016	Land Rear of 118-128, Broadwater Street West	Rejected Site
WB08017	Land at 50-56 Bolsover Road	Committed Site
WB08018	Land at 4-10, Charmandean Road	Rejected Site
WB08019	63 Shakespeare Road	Committed Site
WB08020	Land at 28-30 Marine Drive	Rejected Site - Monito
WB08021	Garcia Trading Estate, Canterbury Road	Rejected Site
WB08022	Land at 1 Grove Road and 112, Broadwater Street	Rejected Site
WB08023	9 Mill Road	Committed Site
WB08024	Land at 27-29A Grand Avenue	Rejected Site - Monito
WB08025	13-25 St. Dunstans Road	Committed Site
WB08026	27 Oxford Road	Rejected Site
WB08027	Emmanuel Church, Chatham Road	Committed Site
WB08028	2 Hastings Road	Potential Site
WB08029	54 Homefield Road	Rejected Site
WB08030	1-3 Hertford Road	Rejected Site
WB08031	4 Seafield Avenue	Rejected Site
WB08032	Land at 59-61 Grand Avenue	Rejected Site - Monito
WB08033	203 Brighton Road	Committed Site
WB08034	Camber House, 12 West Avenue	Committed Site
WB08035	11 Offington Lane, Salvington	Committed Site
WB08038	Land Former Gas Holder Site, Barrington Road	Rejected Site - Monito
WB08039	Teville Gate, Railway Approach	Potential Site
WB08040	Superstore, Newlands Street	Rejected Site - Monito
WB08041	Land North of Ann Street and South of Union Place	Potential Site
WB08042	Sussex Police Authority, Union Place	Potential Site
WB08043	Head Post Office, Chapel Road	Rejected Site - Monito

WB08044	Land South of Stoke Abbott Road	Potential Site
WB08045	Land at 51 - 93, Montague Street	Rejected Site - Monitor
WB08046	Bus Depot, Library Place	Potential Site
WB08047	Building out to Sea, South of Brighton Road	Rejected Site
WB08048	Gas Holder Station, Lyndhurst Road	Potential Site
WB08049	Land Site Corner of Eirene Road and Sea Place	Committed Site
WB08050	Land Site South of 11, Eirene Avenue	Committed Site
WB08051	Land Site North of Beach Haven, Eirene Avenue	Committed Site
WB08052	Northbrook College of Further Education Broadwater	Rejected Site
WB08053	Worthing Hospital, Lyndhurst Road	Rejected Site
WB08054	Worthing Leisure Centre, Shaftesbury Avenue	Rejected Site
WB08055	Worthing Sixth Form College, Bolsover Road	Committed Site
WB08056	Northbrook College, Littlehampton Road	Committed Site
WB08057	Car Park Montague Centre, Liverpool Road	Rejected Site - Monitor
WB08058	Land Rear of Juno Close, Barrington Road	Rejected Site - Monitor
WB08059	Land Site Decoy Farm, Dominion Way	Rejected Site
WB08060	Rotary Lodge, 32 St Botolphs Road	Committed Site
WB08061	45 Wenban Road, Worthing	Committed Site
WB08062	1-35 Angola Road, Broadwater	Committed Site
WB08063	7 Broadwater Road	Committed Site
WB08064	22 Winchester Road	Rejected Site
WB08065	1 Winchester Road	Committed Site
WB08066	54 Shelley Road	Rejected Site
WB08067	19A Selden Road	Committed Site
WB08068	185-187 Findon Road	Potential Site
WB08069	Sanditon Court, 24 Lyndhurst Road	Committed Site
WB08070	Woodlands and Witsend Durrington Hill	Committed Site
WB08071	Goods Yard used by Various Traders, Goring Street	Committed Site
WB08072	Fenchurch Mansions, 2 Cross Street	Committed Site
WB08073	1-2 New Parade	Committed Site
WB08074	Coast Apartments, 25 - 27 Wordsworth Road	Committed Site
WB08075	St Lawrence Mews, West Tarring	Committed Site
WB08076	44-46 Station Road	Committed Site
WB08077	87 Rowlands Road	Committed Site
WB08078	3 Queens Road	Committed Site
WB08079	49 Church Walk	Committed Site
WB08080	The Old Dairy, 16A Warwick Road	Committed Site
WB08081	Macaris, 4 - 7 Arcade Buildings, South Street	Committed Site
WB08082	Forest Barn, Forest Farm, Arundel Road, Salvington	Committed Site
WB08083	6 Queens Road	Committed Site
WB08084	130 Goring Road	Committed Site
WB08085	5 West Avenue	Rejected Site
WB08086	Land Rear of 40-46 Cortis Avenue, Cortis Avenue	Rejected Site
WB08087	Land at 28-34 Railway Approach	Rejected Site - Monitor

WB08088	Wraysbury, Beccles Road	Rejected Site
WB08089	Broadwater Boulevard	Rejected Site
WB08090	Land at 10 & 10A, Mill Road	Committed Site
WB08091	101 Salvington Road	Committed Site
WB08092	Land At 134-142, Warren Road	Rejected Site
WB08093	Car Park Rear of 60-66, Queen Street	Rejected Site - Monitor
WB08094	Chandlers Yard, 24 Upper High Street	Rejected Site
WB08095	South Farm Industries, St Lawrence Avenue	Rejected Site
WB08096	22 South Farm Road	Rejected Site
WB08097	Tullett Plant & Commercial Services Ltd, Pond Lane	Rejected Site - Monitor
WB08098	Land at 58-64, Grand Avenue	Rejected Site
WB08099	Southern Water Storage Yard	Rejected Site
WB08100	Land at 61-67, Littlehampton Road	Rejected Site
WB08101	68-70 Littlehampton Road	Rejected Site
WB08102	Land North East of Station Road, Station Road	Rejected Site - Monitor
WB08103	Maybridge Boys Club, Raleigh Way	Rejected Site
WB08104	121 Upper Brighton Road	Rejected Site
WB08105	67 Victoria Road	Rejected Site
WB08106	62 Richmond Road	Rejected Site
WB08107	Dinnages Ford, Brougham Road	Rejected Site - Monitor
WB08108	Methold House, Gordon Road	Rejected Site
WB08109	Unit 10 Siverdale, Meadow Road	Rejected Site
WB08110	Land at Units Dominion Way, Easting Close	Rejected Site
WB08111	Columbia House, Columbia Drive	Rejected Site
WB08112	Durston House, Chesterfield Road	Rejected Site - Monitor
WB08113	Land East of Seeboard Site, Dominion Way	Rejected Site
WB08114	89 & 91 Rowlands Road	Committed Site
WB08115	Land West of West Worthing Station, Tarring Road	Rejected Site
WB08116	31 Shelley Road	Committed Site
WB08117	36 Wordsworth Road	Committed Site
WB08118	Highdown School, Durrington Lane	Committed Site
WB08119	Land at 70 - 72, Rowlands Road	Committed Site
WB08120	33 Eriswell Road	Committed Site
WB08121	Land Rear of 18 - 28, Strand Parade	Committed Site
WB08122	43 Wordsworth Road	Committed Site
WB08123	32 Hayling Rise & 24 Woodland Avenue	Committed Site
WB08124	21 Winchester Road	Committed Site
WB08125	Land at 1 and 5 Eirene Road	Committed Site
WB08126	Land Rear Of 37 - 39 Chesswood Road	Committed Site
WB08127	98 Broadwater Road	Committed Site
WB08128	12 Littlehampton Road	Committed Site
WB08129	Land at 6-8 West Avenue	Potential Site
WB08130	5 Mill Road	Committed Site
WB08131	Land at 84-92, Heene Road	Committed Site
WB08132	Chatsworth Lodge, 26 - 28 St Botolphs Road	Committed Site

WB08133	Site of 13 to 31, Tarring Road	Rejected Site
WB08134	31 St George's Road	Committed Site
WB08135	18 South Street, Tarring	Rejected Site
WB08136	19 Ripley Road	Committed Site
WB08137	4 & 5 First Floor Guildbourne, South Street	Rejected Site
WB08139	5-9 St Botolphs Road	Rejected Site
WB08140	2-4 Southey Road	Rejected Site
WB08141	Avon House, 40 - 42 Shakespeare Road	Rejected Site
WB08142	2 Shakespeare Road	Rejected Site
WB08143	The New Grange, 10-16 Homefield Road	Rejected Site
WB08144	Westholme Clinic, Clive Avenue	Rejected Site
WB08145	49 Chesswood Road	Rejected Site
WB08146	Sycamore House, 21 Bath Road	Rejected Site
WB08147	33-37 Madeira Avenue	Committed Site
WB08148	64 Offington Lane	Rejected Site
WB08149	29 The Glen	Rejected Site
WB08150	12 Mardale Road	Rejected Site
WB08151	St Barnabas Hospice, Columbia Drive	Committed Site
WB08153	West Sussex Motors, Palatine Road	Rejected Site - Monit
WB08155	Open Space West of 1, Fernhurst Drive	Rejected Site
WB08156	East Factory North Side, Woods Way	Rejected Site
WB08157	Car Park Rear of 274 - 312 Goring Road	Rejected Site - Monit
WB08158	12 Phrosso Road	Rejected Site
WB08159	89 Warren Road	Rejected Site
WB08160	Land South of The Warren, Hill Barn Lane	Rejected Site
WB08161	Car Park The Warren, Hill Barn Lane	Committed Site
WB08164	Units 1 -3 Ham Bridge Trading Estate, Willowbrook	Rejected Site
WB08165	Units 11 & 12 Ham Bridge Trading Estate	Rejected Site
WB08166	Highfield Court, 75 Penfold Road	Committed Site
WB08167	Unigate Ltd, 22 Sompting Road	Rejected Site - Monit
WB08168	22 Lyndhurst Road	Rejected Site
WB08169	39 Selden Road	Rejected Site
WB08170	Discount Tyre Services, Winton Place	Rejected Site
WB08171	2 Longfellow Road	Rejected Site
WB08172	Park Lodge, 2 Park Road	Committed Site
WB08173	Victoria Mansions, 1 Cross Street	Committed Site
WB08174	Lloyds Bank Plc, The Causeway	Committed Site
WB08175	Lloyds Bank Plc, The Causeway	Committed Site
WB08177	Kings Quarter, Orme Road	Committed Site
WB08178	Amelia Court, Union Place	Committed Site
WB08179	Car Park Adjacent Sandell House, Railway Approach	Rejected Site - Monit
WB08180	Grafton Multi Storey Car Park, Augusta Place	Potential Site
WB08181	MGM House, Heene Road	Potential Site
WB08184	6 & 8 Mill Road	Committed Site
WB08185	4 & 4A Hayling Rise	Rejected Site

WB08186	Flint Cottage, Titnore Lane	Rejected Site
WB08187	Thesiger Close, Worthing	Rejected Site
WB08188	Silverdale, Meadow Road	Rejected Site
WB08189	Southdownview Works, 12 Southdownview Road	Rejected Site
WB08190	15 - 17 Bulkington Avenue	Rejected Site - Monitor
WB08191	42 Salvington Road	Committed Site
WB08192	5 - 7 Shelley Road	Committed Site
WB08193	Land Rear of 14 - 22 New Street, Worthing	Committed Site
WB08194	Land East of Juno Close, Barrington Road	Rejected Site
WB08195	Jewson, Brougham Road	Rejected Site - Monitor
WB08196	Yeomans House, 33 - 35 Brougham Road	Rejected Site - Monitor
WB08197	Glaxo Smithkline, Southdownview Way	Rejected Site
WB08198	42 - 46 Teville Road	Rejected Site - Monitor
WB08199	18 Warwick Street	Committed Site
WB08200	Water Pumping Station, Hill Barn Lane	Rejected Site - Monitor
WB08201	49 Penfold Road	Rejected Site
WB08202	4 Queens Road	Committed Site
WB08203	Builder Centre, Park Road	Committed Site
WB08204	Worthing Football Club, Woodside Road	Rejected Site - Monitor
WB08205	Hurst Grange Nursing Home, 17 -19 Parkfield Road	Committed Site
WB08206	Premium House, The Esplanade	Rejected Site - Monitor
WB08207	The Aquarena, Brighton Road	Potential Site
WB08208	Sandhurst School, 101 Brighton Road	Rejected Site
WB08209	23 Chesswood Road	Rejected Site
WB08210	United Reform Church, Shelley Road	Rejected Site
WB08211	10 Broadwater Road	Committed Site
WB08212	44-46 Wallace Avenue	Committed Site
WB08213	62-66 Goring Road	Committed Site
WB08214	24 Cowper Road	Committed Site
WB08215	43 Wenban Road	Rejected Site
WB08216	68 Poulters Lane	Committed Site
WB13001	Land at Faraday Close	Rejected Site - Monitor
WB13002	Inland Revenue Office, Durrington	Rejected Site - Monitor
WB13003	Royal Mail Delivery Office, Mulberry Lane	Rejected Site - Monitor
WB13004	The Trout Public House and Car Park Fulbeck Avenue	Rejected Site
WB13005	Car Park, Tudor Buildings, Offington Lane	Rejected Site
WB13006	Car Park Adjacent 40 Brooklyn Avenue	Rejected Site - Monitor
WB13007	Car Park South of Davenport Court, Elm Grove	Rejected Site
WB13008	Highdown Court 2 Durrington Lane	Committed Site
WB13009	25-26 West Parade	Potential Site
WB13010	Jolly Brewers, 39 Clifton Road	Potential Site
WB13011	121 Durrington Lane	Rejected Site - Monitor
WB13012	6 Southey Road	Potential Site
WB13013	186 -188 Heene Road	Rejected Site
WB13014	37a Canterbury Road	Rejected Site

WB13015	1a Ambrose Place	Committed Site
WB13016	56A Chapel Road	Committed Site
WB13017	Lower Northbrook Farm, Titnore Lane	Committed Site
WB13018	Land North of Northbrook College, Littlehampton Road	Potential Site
WB13019	123 Brighton Road Worthing	Rejected Site
WB13020	7 The Steyne	Potential Site
WB13021	14 St Botolphs Road	Committed Site
WB13022	1 Highdown Avenue	Rejected Site
WB13023	42 - 44 West Parade Worthing	Committed Site
WB13024	10 Station Parade Tarring	Rejected Site
WB13025	28 Selden Road	Committed Site
WB13026	221 Brighton Road, Worthing	Committed Site
WB13027	25A Chapel Road	Committed Site
WB13028	Mayfair Hotel 11 - 12 Heene Terrace	Committed Site
WB13029	82-92 Meadow Road	Committed Site
WB13030	10 Southey Road	Committed Site
WB13031	Reps Health Studio, Grafton Place	Committed Site
WB13032	16 - 18 Chapel Road	Rejected Site
WB13033	7 Chapel Road	Rejected Site
WB13034	2 - 6 South Street Worthing	Rejected Site
WB13035	68 Grand Avenue, Worthing	Rejected Site - Monitor
WB13036	3 Charmandean Road	Rejected Site
WB13037	Spells Buildings, 1 Grafton Place	Committed Site
WB13038	41 Goring Road	Rejected Site - Monitor
WB13039	The Beach Hotel, 123 Marine Parade	Committed Site
WB13040	Sussex Nursing Home, 12 Queens Road	Committed Site
WB13041	37-39 Chesswood Road	Committed Site
WB13042	80 & 80A Dominion Road	Committed Site

Appendix 6. Summary of Relevant Evidence

Whilst the SHLAA focuses on residential uses it is important that, in order to realise the objective of sustainable and balanced development, the needs of other uses should also be taken into account. This accords with key objectives established in the National Planning Policy Framework to achieve sustainable development and promote healthy communities. In this regard paragraph 70 of the NPPF states:

To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

NPPF paragraph 74 goes on to state that:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

This appendix provides a brief summary of recent and relevant evidence that has been prepared by the Council and its consultants. Whilst the summaries briefly explain the relevance of the findings to the 2013/14 SHLAA the full versions of the evidence can be viewed on the Council's website. Future evidence that will be used to inform the development of a new Local Plan for Worthing will also be found using the link below: <u>http://www.adur-worthing.gov.uk/planning-policy/worthing-background-studies-and-info/</u>

Adur and Worthing Hotel & Visitor Accommodation Futures Study – Dec 2013

This study, prepared by 'Hotel Solutions', provides an up-to-date, objective and evidence-based assessment of the opportunities and requirements for the future development of all forms of hotel and visitor accommodation across Adur and Worthing. The study findings will be used to: inform planning policy development for hotels and visitor accommodation; guide the assessment of relevant planning applications; and identify other interventions that the Council can make to support and protect hotel and visitor accommodation.

The study concluded that the Visitor Economy policy (Policy 5) in the Worthing Core Strategy and its supporting text adequately provide for hotel and visitor accommodation in Worthing. For each type of visitor accommodation the study provides a review of the market demand, the prospects for growth and the development potential. Overall, a key conclusion is that there is clear evidence for seeking to retain visitor accommodation in Worthing and the criteria set out in the Council's Sustainable Economy SPD are sufficient to do this.

Access Network and Accessible Greenspace Study (SDNP) – Draft Jan 2014

This study provides evidence in support of both the South Downs National Park Management Plan and Local Plan, by analysing the access network and elements of the green infrastructure (GI) network. The study focusses primarily on elements of the total green infrastructure resource; the access components and, in particular, accessible natural greenspace (ANG).

The study identifies a concentration of development along the coastal belt between Worthing and Brighton which will grow in the future. The South Downs National Park is the main location of Accessible Natural Greenspace for these areas, with little ANG in the urban centres themselves and potentially little opportunity to increase ANG. The study concludes that the urban areas of the coastal towns all have low provision of ANG. Adur and Worthing are amongst the most poorly served authority areas with virtually all ANG being located within the National Park and not within the urban area. The links between the urban centres and the South Downs will therefore become increasingly important and whilst Worthing and Adur are wellconnected to the boundary of the National Park there is patchy permeability into the towns.

Worthing Employment Land Review Update – December 2013

In 2013 the Council commissioned Knight Frank LLP to provide an update report on the Employment Land Review that was originally published by the same consultant in 2009. The objective of the update was to highlight any key changes in the planning legislative framework that could impact on the supply and demand dynamics for employment uses within the Borough, as well as assessing any major changes to the local economy and employment sites. The report provides an interim position statement designed to inform the Council's SHLAA review and aid with planning policy decision making leading up to any future review of the Core Strategy / Local Plan.

In conclusion the study reports that Worthing has experienced a small net loss in the quantum of business but that the high occupancy levels on the industrial estates point to a fairly resilient economy. The economic base continues to be dominated by the public sector, retail, catering and financial / professional services. Manufacturing remains a key sector and there are opportunities for the Borough to promote office-based sectors.

Overall, the Council's protectionist policy towards industrial estates remains valid given the current evidence that indicates high levels of occupancy, renewal of existing estates, low levels of vacancies and continued demand for space.

It is acknowledged that the Government's recent changes to planning legislation is likely to make some offices in the town vulnerable to a change of use to residential. The Council's current protectionist policy for offices may therefore be more difficult to achieve, particularly if the temporary changes to national legislation are made permanent. Therefore, the Council may need to adopt a more flexible policy for offices and seek to deliver new office floorspace through mixed-use schemes to counter-balance any losses through any potential changes of use.

Open Space Study and Playing Pitch Strategy 2014

In 2014 an Open Space Study was produced by KKP on behalf of Adur & Worthing Councils. As part of the study, all the open spaces across Adur & Worthing were surveyed, with specific regard to quantity and quality, and a questionnaire was produced to allow the public to provide their views on the amount and quality of open space types in the area. The results were then used to identify specific quantity and quality targets for open space and these targets were then applied on a ward by ward level.

The study concluded that the quantity of open space in Adur and Worthing is satisfactory and the area has predominantly good quality, accessible open spaces. However, there are some wards in the area which fall short of the minimum provision standards for certain open space typologies and this shortfall should be addressed where possible over the plan period.

With regard to the Playing Pitch Strategy, some shortfalls were identified across Adur and Worthing, particularly in relation to Artificial Grass Pitches and, in Adur specifically, a deficit of youth pitches, demand for which is forecast to grow over time.

Worthing Gap and Landscape Capacity Study

This study which was produced Hankinson Duckett Associates in 2007 assessed the physical and environmental constraints within the Borough and the capacity of the landscape to accommodate future development. The assessment of capacity was based on a series of judgements on landscape sensitivity and landscape value and mapped on a landscape character area basis. The study took into account: landscape quality; the contribution to the separation between existing settlements; consistency with the form of existing development; the contribution made to the setting of an area and its rurality.

Whilst this existing study is of some value it should be noted that a new comprehensive landscape assessment of all development opportunities will be undertaken to inform the emerging Worthing Local Plan.
Viability Assessment

Evidence has been gathered to support the setting of a Community Infrastructure Levy (CIL) for the Borough. To inform this work a number of appraisals have been undertaken which incorporate robust and up-to-date information and reflect developments that are likely to come forward in Worthing. However, the appraisals are necessarily generic tests which do not necessarily relate to specific sites identified in the SHLAA or make allowance for site specific abnormal costs.

Informed by evidence of land values, development costs and sales values the residential viability testing illustrated that, in general terms, most forms of residential development in all locations in Worthing are viable and could accommodate a level of CIL.

Whilst this is a fairly high level conclusion it is relevant to the SHLAA in that it can be shown (using indicative schemes) that most development opportunities in the Borough would be viable. Where any abnormal development costs are known this has been factored in to the individual appraisals.

Appendix 7. SHLAA Assessment Form Templates

SHLAA Si	te Ass	essme	nt Fori	m					Open Final Report	Earthlight Map	Open Final SHLAA Reports
SHLAA ID SHLAA 2013 Status Planning Status Date Last Updated		Site Addre	Name							Adu Wor	
General Information Date First in Asse SHLAA 2009 Sta	essment		Suitability Part 3	Availability		Conclusion scription	Photos / Additional Inform	mation	SHLAA Repor	rt Conclusion	
SHLAA 2009 Col		•			Current	Use(s)					•
Desktop Assessr Desktop Assesso Site Visit Date					Surrour	nding Use(s)					•
Field Assessor		•			Local A Site adj		ouring authority?				•
						inant characte tial area	er of surrounding				•
									Ward Parish		•
					OS Gri	d Reference			UPRN		

Figure 16. SHLAA Database

SHL	AA Site Visit Ass	essment	Form	Adara. Womin
	SHLAA Site Assessn	ient Form - Site	e Details	
SHLAA ID				
Site Address				
Local Site Name				
SHLAA 2013 Status				
Date Last Updated				
Last Updated Notes				
	SHLAA Site Assessment Fo		formation	
Site Visit Date	Field Ass	essor		
Site Visit Notes				
Site Description				
Current Use(s)				
Surrounding Use(s)				
Site adjoining neighb	ouring authority?			
	r of surrounding residential area			
24 March 2014				Page 1 o

Figure 17. Site Visit Assessment Form Page 1

SHLAA Site Visit Assessment Form	Addr & Wonting
Physical Constraints	
Means of Access	
Access	
Highways	
Tingitways	
Strategic Road Network	
Ground Conditions	
Contaminated Land	
Potential Impacts Landscape Area / Strategic Gap Potential Impacts Comments	
<u>Environmental Conditions</u> Noise	
Negatively affected by neighbouring land uses?	
24 March 2014	Page 2 of 2

Figure 18. SHLAA Site Visit Assessment Form Page 2

SHLAA Des					
	SHL	AA Site A	ssessment Form - Site	Details	
SHLAA ID					
Site Address					
Local Site Name					
SHLAA 2013 Status					
Date Last Updated					
Last Updated Notes					
	SHLAA Site	e Assess	ment Form - General II	nformation	
Date First in Assessme	nt				
SHLAA 2009 Status					
SHLAA 2009 Comment	5				
Desktop Assessment D Ward Parish	ate		Desktop Assessor UPRN OS Grid Reference		
Ward		iite Asse	UPRN	ity Part 1	
Ward Parish Site to be Excluded from	SHLAA S		UPRN OS Grid Reference	ity Part 1	
Ward Parish	SHLAA S		UPRN OS Grid Reference ssment Form - Suitabili	ity Part 1	
Ward Parish Site to be Excluded from	SHLAA S		UPRN OS Grid Reference ssment Form - Suitabili	ity Part 1	
Ward Parish Site to be Excluded from Reason for Exclusion Sustainable Location of Re-use of Land	SHLAA S		UPRN OS Grid Reference ssment Form - Suitabili	ity Part 1	
Ward Parish Site to be Excluded from Reason for Exclusion Sustainable Location of Re-use of Land Location of Site 1	SHLAA S		UPRN OS Grid Reference ssment Form - Suitabili	ity Part 1	
Ward Parish Site to be Excluded from Reason for Exclusion Sustainable Location of Re-use of Land	SHLAA S		UPRN OS Grid Reference ssment Form - Suitabili	ity Part 1	
Ward Parish Site to be Excluded from Reason for Exclusion Sustainable Location of Re-use of Land Location of Site 1 Location of Site 2 Walking Distance to Loc	SHLAA S m Assessment Site		UPRN OS Grid Reference ssment Form - Suitabili	ity Part 1	
Ward Parish Site to be Excluded from Reason for Exclusion Sustainable Location of Re-use of Land Location of Site 1 Location of Site 2 Walking Distance to Low Convenience Store / Low	SHLAA S m Assessment <u>Site</u> cal Services cal Shops		UPRN OS Grid Reference ssment Form - Suitabili	ity Part 1	
Ward Parish Site to be Excluded from Reason for Exclusion Sustainable Location of Re-use of Land Location of Site 1 Location of Site 2 Walking Distance to Low Convenience Store / Lo GP Surgery / Health Ce	SHLAA S m Assessment Site cal Services cal Shops ntre		UPRN OS Grid Reference ssment Form - Suitabili		
Ward Parish Site to be Excluded from Reason for Exclusion Sustainable Location of Re-use of Land Location of Site 1 Location of Site 2 Walking Distance to Low Convenience Store / Low	SHLAA S m Assessment Site cal Services cal Shops ntre		UPRN OS Grid Reference ssment Form - Suitabili		
Ward Parish Site to be Excluded from Reason for Exclusion Sustainable Location of Re-use of Land Location of Site 1 Location of Site 2 Walking Distance to Low Convenience Store / Lo GP Surgery / Health Ce	SHLAA S m Assessment Site cal Services cal Shops ntre on		UPRN OS Grid Reference ssment Form - Suitabili		
Ward Parish Site to be Excluded from Reason for Exclusion Sustainable Location of Re-use of Land Location of Site 1 Location of Site 2 Walking Distance to Low Convenience Store / Lo GP Surgery / Health Ce Local Services Conclusio	SHLAA S m Assessment Site cal Services cal Shops ntre on		UPRN OS Grid Reference ssment Form - Suitabili		

Figure 19. Desktop Assessment Form – Part 1 Page 1

Figure 20. Desktop Assessment Form - Part 1 Page 2

SHLAA Desktop	Asses	sment Form - Part 1	L	Adur & Worthing
Policy Restrictions			_	
Ancient Woodland		Designated Retail Area		
Tree Preservation Order		Key Office Location		
Scheduled Ancient Monument		Key Industrial Estates and Business	Parks 🗆	
Historic Garden		Designated for Non-Housing Use		
Archaeological Importance		Loss of Community Facility		
Flood Risk				
Policy Restrictions Comments				
<u>Potential Impacts</u> Conservation Area		sessment Form - Suitability Part 2 Environmental Areas of Special Cha		
Listed Building		Locally Listed Building		
Landscape Area / Strategic Gap Potential Impacts Comments		Nature Conservation		
24 March 2014				Page 2 of

		ment Form - Part 1	r
Site Suitable?		sment Form - Suitability Part 3	
Appropriate Density			
Density (dwg / ha)			
Site Area (ha)		Developable Area (ha)	
Potential Gross Yield	l (dwellings)	Potential Net Yield (dwellings)	
Suitability Summary			
			Page 3 of

Figure 21. Desktop Assessment Form Part 1 – Page 3

Figure 22. Desktop Assessment Form – Part 2 Page 1

	op Assessment Fo		Wat
SHLAA Site A	ssessment Form - Availability	SHLAA ID	
Developer Landowner or Ag	lent		
Owner Name			
Owner Address			
Contol of Site			
Ownership of Site			
Legal Constraints			
Intention to Develop			
Planning History			
Planning Status			
Planning Reference			
Date of Consent			
Planning History Notes			
Site Available? 🗖 Availability Summary			

SHLA	
	AA Site Assessment Form - Achievability
Market Factors	[
Adjacent Land Uses	
Economic Viability of Existing Use	
Economic Viability of Alternative Use	۱
Attractiveness of Location	
Market Demand / Ratio of Sales	
<u>Cost Factors</u>	
Site Preparation Costs	
Exceptional Works	
Planning Design Standards	
Funding Options	
Delivery Factors	
Phasing of Development	
Developer Involvement in Delivery	
Necessary Infrastructure	
Site Achievable?	
Achievability Summary	

Figure 23. Desktop Assessment Form – Part 2 Page 2

SHLAA Desktop Assessment Form - Part 2
SHLAA Site Assessment Form - Conclusion
Site to be Excluded from Assessment?
Site Suitable Site Available Site Achievable?
Timescale Five Year Supply
Years 1-5 Deliverable Units 2013/2014 Units
Years 6-10 Developable Units 2014/2015 Units
Years 11-15 Developable Units 2015/2016 Units
Not Currently Developable Units 2016/2017 Units
2017/2018 🔲 Units
Justification / Conclusion
Constraints / Action Required
Monitoring Notes
SHLAA 2013 Status
Dwelling Breakdown Studio 1 bed 2 bed 3 bed 4+ bed Gross Final Capacity Net Final Capacity
24 March 2014 Page 3 of 3

Figure 24. Desktop Assessment Form- Part 2 Page 3

Appendix 8. Employment Sites

In line with guidance, the Worthing SHLAA has considered a wide variety of land uses which could have the potential to deliver housing. This has included sites that are in, or have been in, employment use (e.g. offices, retail, warehousing, industrial, open storage), some of which have been promoted by landowners / agents during the call for sites stage. As with all other opportunities, an assessment has been made for each of these opportunities to review whether the site is available and suitable for housing and whether development would be achievable.

In this regard, paragraph 51 of the NPPF is relevant. This states that local authorities should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

Whilst it is clear that there is an identified need for additional housing in Worthing there are also strong economic reasons why land in employment use within the Borough should usually be protected. Given the lack of opportunities for new employment land in and around Worthing local evidence demonstrates that existing employment areas should continue to play a fundamental role in the economy of the town and, as such, there is no justification for the release of most employment sites. For this reason, and to ensure that an adequate supply of employment space is retained the Core Strategy (and associated Sustainable Economy SPD) seeks to protect existing employment generating sites and premises whilst encouraging, where appropriate, their improvement or redevelopment to meet the current and future requirements of the local economy. Key industrial estates and business parks are protected and outside of these areas there is a presumption against the loss of land/buildings currently in employment use or last in use for employment purposes.

The Council accepts that there may be circumstances where some loss of employment floor space may be acceptable where the existing use is inappropriately located, obsolete, or if the change of use of part of the site might help to retain and or enhance the employment offer. Despite this, and given the local evidence of economic need, any proposed loss of employment floor space would need to be justified through a process which will seek to ensure that all reasonable steps have been taken to maintain the existing use.

The employment sites which have been promoted through the SHLAA have been considered against this policy position. As explained above, whilst there is a general presumption that existing employment land should stay in employment use it is accepted that some of the sites promoted, particularly those that do not currently meet the needs to modern business, may provide an opportunity to consider mixed use developments that could incorporate upgraded employment provision alongside a level of residential use. Clear justification and evidence would be required to support this approach.

Whilst residential development may be achievable at some of these 'available' sites they cannot currently be considered to be suitable for housing development given the potential loss of employment land and the incremental impact that this would have on the Worthing economy. Until the Council is satisfied that there is clear justification for the loss of any employment land it is considered to be premature to make any residential capacity assumptions through this SHLAA.

Therefore, for the reasons set out above there are examples of employment sites which have been promoted through the 'call for sites' but which have not currently taken forward as 'Potential' sites within the SHLAA. They have however been included within the list of 'Rejected – Monitor' sites as there is reason to think that they may offer some development potential in the longer term. As such, they will be monitored on an annual basis and any change in circumstances will be reported through the Annual Monitoring Report.